BAUER FARM

COMMERCIAL (PCD) BUILDING INFORMATION & PARKING SUMMARY

BLOCK, LOT	BUILDING AREA (SF)	LOT AREA (SF)	GROSS FLOOR AREA (SF)	NET FLOOR AREA (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED
BLOCK FIVE, LOT 2	24,000	128,099	41,500 (306 SEATS)	N/A	1 SP. / 3 SEATS	102	143	5	5
BLOCK SIX, LOT 1	7,000	50,981	14,000	9,800	1 SP. / 200 N.S.F.	49	53	3	3
BLOCK SIX, LOT 2	31,875	104,636	95,625 RESIDENTIAL (84 2-BR UNITS)	N/A	1.5 SP. / 2-BR UNIT	126	148*	5	5
BLOCK SIX, LOT 3	4,305	51,961	4,305 RETAIL	2,711	1 SP. / 500 N.S.F.	6	13	1	1
BLOCK SIX, LOT 4	12,000	53,359	4,245 RETAIL	2,972	1 SP. / 200 N.S.F.	104	71**	3	3
			19,755 OFFICE	13,829	1 SP. / 200 N.S.F.				
			12,000 RESIDENTIAL (13 2-BR UNITS)	N/A	1.5 SP. / 2-BR UNIT				
BLOCK SIX, LOT 5	11,250	53,397	4,045 RETAIL	2,832	1 SP. / 200 N.S.F.	99	72**	3	3
			18,455 OFFICE	12,919	1 SP. / 200 N.S.F.				
			11,250 RESIDENTIAL (13 2-BR UNITS)	N/A	1.5 SP. / 2 BR UNIT				
BLOCK SIX, LOT 6	6,150	39,157	6,150 RETAIL	4,305	1 SP. / 200 N.S.F.	44	28	2	2
			6,150 OFFICE	4,305	1 SP. / 200 N.S.F.				
BLOCK SEVEN, LOT 1	2,300	22,135	2,300	1,610	1 SP. / 200 N.S.F.	9	15	1	1
BLOCK SEVEN, LOT 2	12,900	70,200	12,900	9,030	1 SP. / 200 N.S.F.	46	70	3	3
BLOCK SEVEN, LOT 3	10,000	45,622	10,000	7,000	1 SP. / 200 N.S.F.	35	54	3	3
BLOCK EIGHT, LOT 1	7,200	38,735	7,200	5,040	1 SP. / 200 N.S.F.	26	43	2	2
BLOCK EIGHT, LOT 2	2,755	30,191	2,755	2,481	1 SP. / 200 N.S.F.	13	24	2	2
BLOCK EIGHT, LOT 3	6,300	39,074	6,300	4,410	1 SP. / 200 N.S.F.	23	51	3	3
BLOCK NINE, LOT 1	1,800	24,877	1,800	1,260	1 SP. / 200 N.S.F.	7	11	1	1
BLOCK NINE, LOT 2	3,700	30,618	3,700	2,590	1 SP. / 200 N.S.F.	13	35	2	2
BLOCK NINE, LOT 3	6,300	44,038	6,300	4,410	1 SP. / 200 N.S.F.	23	63	3	3
MISC. ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	N/A	61	N/A	3
TOTAL		827,076	290,735			725	955	42	45
TOTAL COMMERCIAL/RETAIL			72,000						
TOTAL OFFICE/BANK			58,360						
TOTAL CIVIC/CULTURAL			41,500						
TOTAL RESIDENTIAL			118,875 (110 2-BR UNITS)						

* INCLUDES 64 UNDERGROUND STALLS

** INCLUDES 26 UNDERGROUND STALLS

PCD RESIDENTIAL DENSITY, PER SECTION 20-1008(A):

GROSS PCD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNITS	DWELLING UNIT DENSITY
25.89	9.22 AC	16.67	110	6.60

RESIDENTIAL (PRD) BUILDING INFORMATION & PARKING SUMMARY

BUILDING TYPE	TOTAL UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
"A" CUSTOM HOME	15	N/A			2 SP. / UNIT	53	45
CARRIAGE HOUSE	15	15	0	0	1.5 SP. / 1&2 BR UNIT		
"B" STARTER HOME	22	N/A			2 SP. / UNIT	44	44
"C" ROW HOME	117	0	71	46	2 SP. / UNIT	234	234
"D" MANSION HOUSE	38	8	18	12	1.5 SP. / 1 BR UNIT 1.5 SP. / 2 BR UNIT 2.5 SP. / 3 BR UNIT	69	76 (TANDEM)
"E" CLUBHOUSE (4,000 GSF/2,800 NSF)	N/A	N/A			N/A	10	0
RETAIL (1,000 GSF/700 NSF)	N/A	N/A			1 SP. / 200 NSF		
RESIDENTIAL (5,000 GSF)	4	0	4	0	1.5 SP. / 2 BR UNIT		
FITNESS CENTER (3,600 GSF/2,520 NSF)	N/A	N/A			N/A	N/A	0
MISC. ON-STREET PARKING	N/A	N/A			N/A	N/A	145
TOTAL	211					410	543

PRD RESIDENTIAL DENSITY, PER SECTION 20-1007(A):

GROSS PRD ACREAGE	COMMERCIAL BLDG. AREA, R/W, TRACTS & D/E	NET RESIDENTIAL ACREAGE	TOTAL DWELLING UNITS	DWELLING UNIT DENSITY
16.44	6.57	9.87	211	21.38

PRD OPEN AIR RECREATION AREA, PER SECTION 20-1006(G):

GROSS PRD ACREAGE	R/W & OFF-STREET PKG.	NET RESIDENTIAL USE ACREAGE	REQUIRED RECREATION ACREAGE (20% OF NET)	PROVIDED RECREATION ACREAGE
16.44	7.85	8.61	1.72	2.18

OFFICE (POD) BUILDING INFORMATION & PARKING SUMMARY

BLOCK, LOT	BUILDING AREA (SF)	LOT AREA (SF)	GROSS FLOOR AREA (SF)	NET FLOOR AREA (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	PARKING REQUIRED	PARKING PROVIDED
BLOCK NINE, LOT 5	5,000	59,988	5,000	3,500	1 SP. / 200 N.S.F.	18	42	2	2

GENERAL NOTES

1. Owners: Free State Holdings, Inc. 110 McDonald Drive Suite 192 Lawrence, KS 66044 — Free State Group, LLC 110 McDonald Drive Suite 192 Lawrence, KS 66044

   Bauer Farms Residential, LLC PO Box 1797 Lawrence, KS 66044 — CVS Pharmacy, LLC 4808 Davis Boulevard N. Richland Hills, TX 76180

2. Land Planner: Treanor Architects 110 McDonald Drive Suite 192 Lawrence, KS 66044 — Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049
3. Engineer/Surveyor: Landplan Engineering, P.A. 1310 Wakarusa Drive Lawrence, KS 66049
4. Existing Land Use: Undeveloped
5. Proposed Land Use: Mixed Use Commercial/Retail/Residential
6. Existing Zoning: PCD-2 and PRD-2
7. Proposed Zoning: PCD-2, PRD-3, POD-1

ESTIMATED PHASING SCHEDULE

PHASE	ESTIMATED TIME OF CONSTRUCTION*
I	2008
IA	2009/2010
II	2008
III	2009/2010
IV	2009/2010
V	2010/2011
VI	2010/2011
VII	2011/2012

* Development phasing lines as shown are preliminary and are subject to modification at developer's discretion.

Alphabetical [sub]phase designations do not denote sequence of construction.

Public improvements associated with each phase to be provided via private funding or via benefit district financing [subject to public hearing].

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST, DOUGLAS COUNTY, KANSAS; THENCE NORTH 88°11'38" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FOR A DISTANCE OF 126.82 FEET; THENCE NORTH 01°48'22" WEST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°15'38" WEST FOR A DISTANCE OF 68.54 FEET; THENCE NORTH 01°44'48" WEST FOR A DISTANCE OF 295.42 FEET; THENCE NORTH 28°04'13" WEST FOR A DISTANCE OF 27.64 FEET; THENCE NORTH 01°55'21" WEST FOR A DISTANCE OF 30.97 FEET; THENCE NORTH 04°19'09" WEST FOR A DISTANCE OF 85.37 FEET; THENCE NORTH 04°13'20" WEST FOR A DISTANCE OF 160.25 FEET; THENCE NORTH 01°55'21" WEST FOR A DISTANCE OF 123.60 FEET; THENCE NORTH 88°11'38" EAST FOR A DISTANCE OF 2139.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°33'23" A RADIUS OF 260.00 FEET FOR A LENGTH OF 174.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°34'21" A RADIUS OF 340.00 FEET FOR A LENGTH OF 228.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°11'38" EAST FOR A DISTANCE OF 59.99 FEET; THENCE SOUTH 01°47'22" EAST FOR A DISTANCE OF 629.06 FEET; THENCE SOUTH 88°11'38" WEST FOR A DISTANCE OF 2494.89 FEET TO THE POINT OF BEGINNING; CONTAINING 43.88 ACRES MORE OR LESS.

NORTH — 80 40 0 80 — SCALE: 1" = 80'

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

A Lot Exhibit for

BAUER FARM

Lawrence, Kansas

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

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BAUER FARM
6TH STREET & WAKARUSA DRIVE
LAWRENCE, KANSAS

REVISIONS
7.8.05 – RIGHT-IN ONLY
1.11.06 – CHAMPION LANE
10.03.06 – PHARMACY, COM. THEATER
3.07.07 – PER CC CONDITIONS
6.27.07 – PHARMACY
7.6.07 – PER DEPT. COMMENTS
8.3.07 – PER DEPT. COMMENTS
11.29.07 – WAKARUSA MEDIAN BREAK
1.18.08 – PER DEPT. COMMENTS
5.09.08 – PER CC CONDITIONS
6.22.09 – B6, L2,3,4,5; B8, L2

DATE:	3/9/2005
PROJECT NO.:	2003.695
DESIGNED BY:	MTA/LPE
DRAWN BY:	BS
CHECKED BY:	TAH

SHEET NO. 1 OF 1 SHEETS

COMPUTER ID:

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