



AUCTION DIVISION

PROPERTY INFORMATION

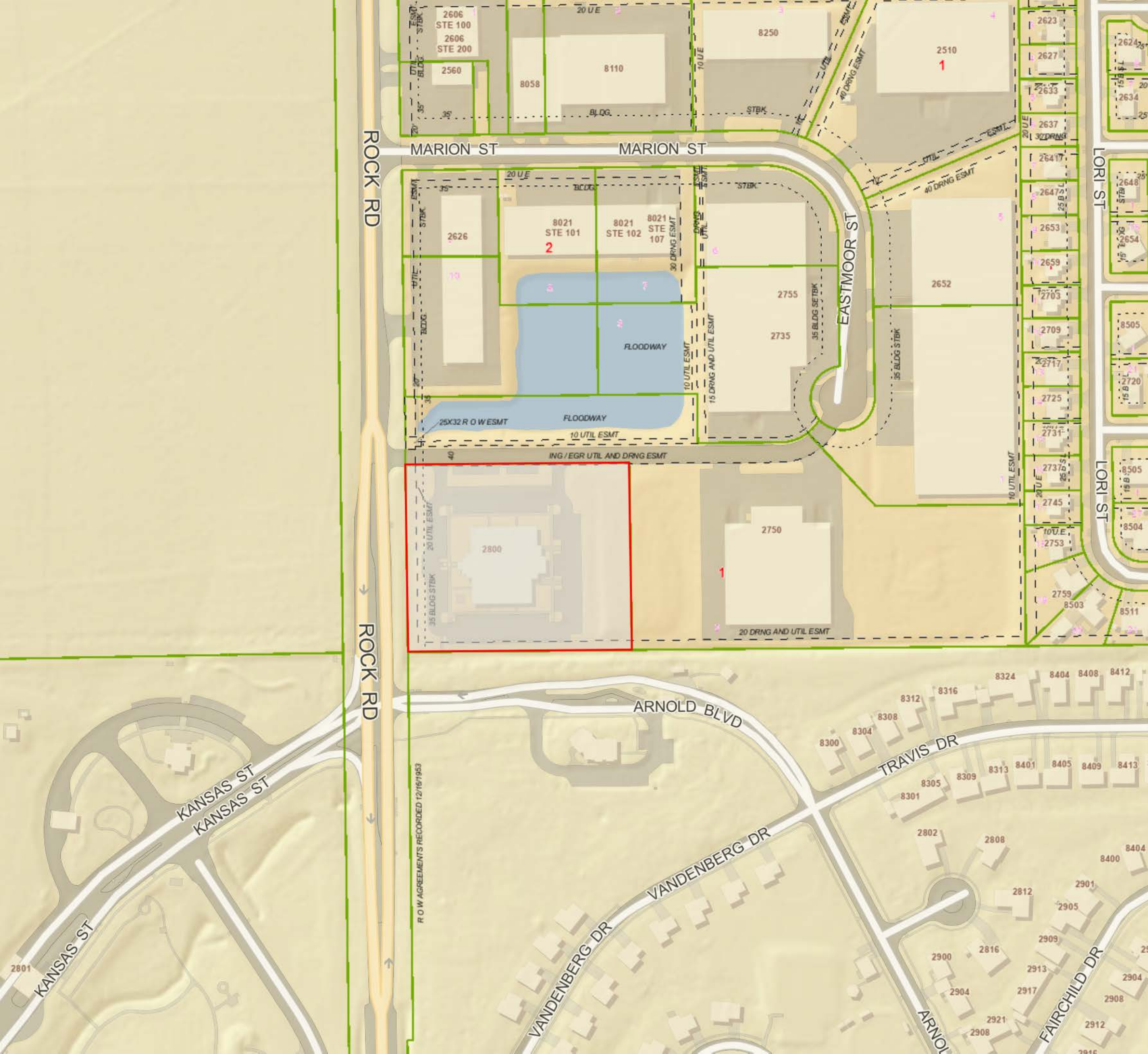


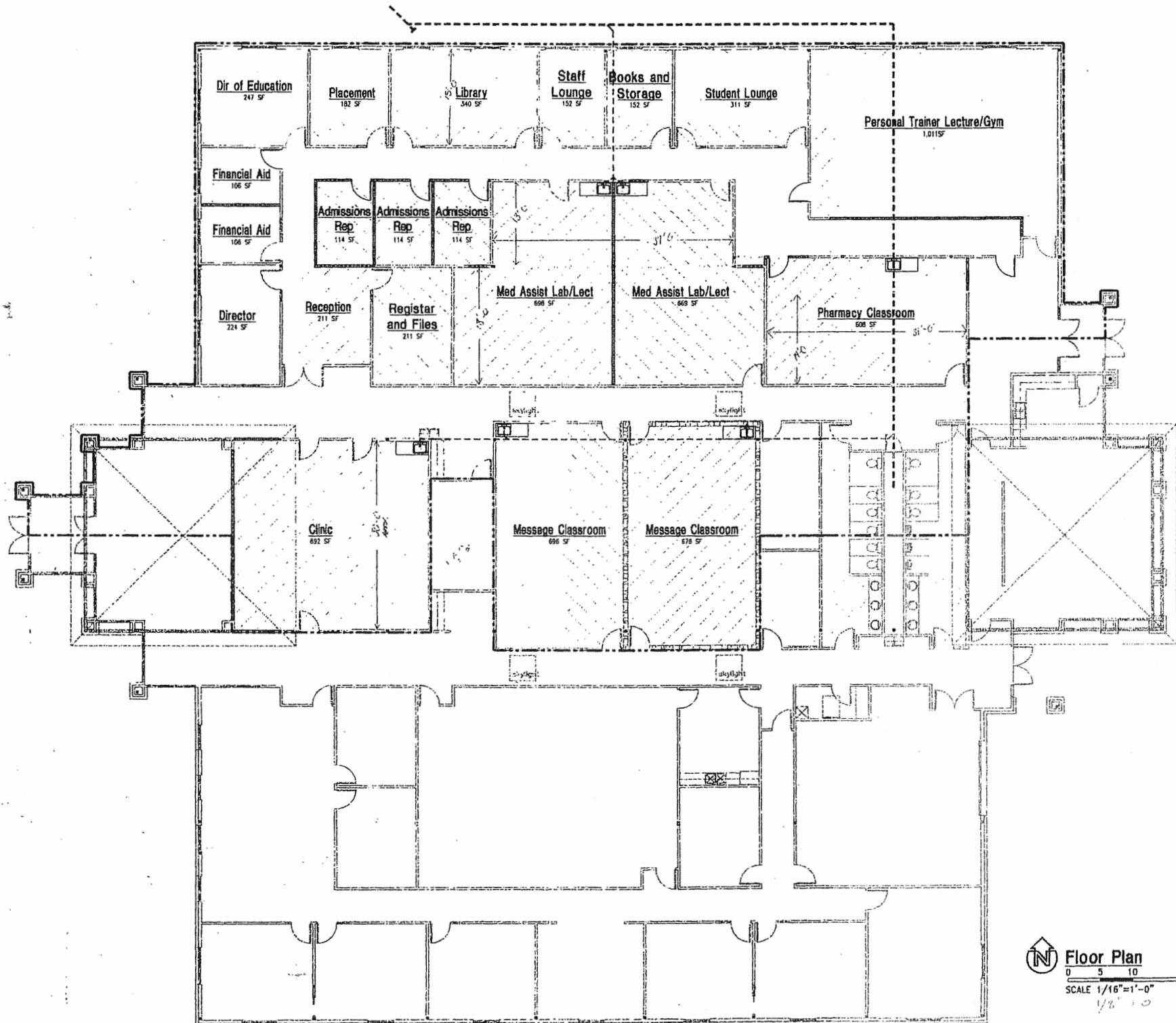
2800 S. ROCK RD. WICHITA, KS


**ONLINE ONLY - Bidding Ends
Tuesday, February 21, 2023 @ 2:00 PM CT**

Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com








Floor Plan
 0 5 10 20
 SCALE 1/16"=1'-0"
 1/8" = 10



Parcel ID: 087-223-05-0-23-01-005.04-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R197152



Tax Year: 2022

Run Date: 1/18/2023 2:03:16 PM

OWNER NAME AND MAILING ADDRESS

2800 ROCK INVESTMENT LLC

1841 N ROCK RD STE 200

WICHITA, KS 67206

PROPERTY SITUS ADDRESS

2800 S ROCK RD

WICHITA, KS 67210

LAND BASED CLASSIFICATION SYSTEM

Function: 2401 General office b **Sfx:**
Activity: 2300 Office activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: LI
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 863.3 863.3
Economic Adj. Factor:
Map / Routing: C / 223050230100504
School District: 0603 USD 260
Legacy ID: 00473860
Investment Class:
Tax Unit Group: 6708-6708 035 WICHITA U-260
GY,RI

TRACT DESCRIPTION

S 380 FT W 455 FT LOT 2
BLOCK 1
OAK KNOLL INDUSTRIAL PARK 2ND ADD



Image Date: 09/27/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Commercial/Industrial Park - 7
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/10/2021	11:00 AM	11	RE	483		
08/15/2018	10:45 AM	6	SV	541		
06/28/2018	3:24 PM	14	IO	477		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-05622	71,000	Interior Remodel	09/27/2011	C	100
11-05287	1,000	Interior Remodel	08/23/2011	C	100
10-02244	20,000	Interior Remodel	04/23/2010	C	100

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	345.700	660.000	1,005.700
Total	345.700	660.000	1,005.700

2021 APPRAISED VALUE

Cls	Land	Building	Total
C	345,700	624,300	970,000
Total	345,700	624,300	970,000

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	172,867											68	320,000.00	2.00	2.00	2.00	2.00	345,700

Total Market Land Value 345,700



Parcel ID: 087-223-05-0-23-01-005.04-

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Quick Ref: R197152



Tax Year: 2022 Run Date: 1/18/2023 2:03:16 PM

GENERAL BUILDING INFORMATION

Situs: 2800 S ROCK RD WICHITA, KS 67210
LBCS Structure Code: 2101-Office building (low rise 1-4 stories)
Bldg No. & Name: 1 1-SOUTHWESTERN COLLEGE
Identical Units: 1 No. of Units:
Total Bldg Area: 21,398 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 345,700
Cost Building: 800,530
Cost Total: 1,146,230
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value:
MRA Value:
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 3,326,780
Mkt Adj: 100 Eco Adj:
Building Value: 731,890
Other Improvement RCN: 343,200
Other Improvement Value: 68,640

FINAL VALUES

Value Method: OVR
Land Value: 345,700
Building Value: 660,000
Final Value: 1,005,700
Prior Value:

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	344-Office Building	C	3.00	1999		01 / 01		21,398	658	15	3	1				053			0	3,326,780	22	731,890

OTHER BUILDING IMPROVEMENTS

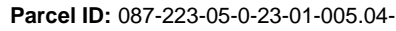
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1999			10	8	37 X 8		1	3	1					0	1,280	20	260
2	163-Site Improvements	C	2.00	1	1999			10	8			1	3	1					0	53,560	20	10,710
3	163-Site Improvements	C	2.00	1	1999			10	8			1	3	1					0	288,370	20	57,670

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	805-Brick with Block Back-up		80				
1	812-Concrete Block		20				
1	611-Package Unit		100				
1	8065-Canopy, Retail Wood Frame	104					
1	683-Wet Sprinklers	21,398					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6605024-Treat Wood Fence, 6' Solid B	49					
2	6605064-Outdoor Floodlight, Mercury \	18					
2	6605071-Outdoor Lighting Pole, Steel	24			18		
3	8355-Paving, Concrete with Base	53,600					



223-05-0-23-01-005.04
541 - 08/18

Canopy
104 sf

1s BR/CB
21398 sf

Rock Rd

Dimensions: 41', 22', 7', 27', 14', 2', 13' 8", 8', 13' 5", 50', 135', 122', 54', 8', 10', 7', 10', 7', 13', 54', 8'.

Tax Billings and Authorities

2800 S ROCK RD WICHITA

PIN: 00473860

Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	129.902000	\$32,660.63	\$7.11	\$0.00	\$0.00	\$32,667.74	\$16,333.87	\$16,333.87
2021	129.900000	\$31,500.77	\$6.81	\$0.00	\$0.00	\$31,507.58	\$31,507.58	\$0.00
2020	129.513000	\$31,406.90	\$6.71	\$0.00	\$0.00	\$31,413.61	\$31,413.61	\$0.00
2019	129.609225	\$31,430.26	\$6.71	\$402.55	\$16.00	\$31,855.52	\$31,855.52	\$0.00
2018	129.274000	\$31,193.81	\$5.58	\$0.00	\$0.00	\$31,199.39	\$31,199.39	\$0.00
2017	124.244000	\$30,567.14	\$5.58	\$0.00	\$0.00	\$30,572.72	\$30,572.72	\$0.00
2016	122.951000	\$64,272.64	\$4.58	\$1,071.29	\$0.00	\$65,348.51	\$65,348.51	\$0.00
2015	125.725000	\$63,299.41	\$4.58	\$0.00	\$0.00	\$63,303.99	\$63,303.99	\$0.00
2014	119.923986	\$60,378.72	\$5.94	\$0.00	\$0.00	\$60,384.66	\$60,384.66	\$0.00
2013	123.468316	\$62,163.21	\$1,392.83	\$0.00	\$0.00	\$63,556.04	\$63,556.04	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0603 USD 260	14.921000
0603 USD 260 SC	7.360000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.461000
0803 USD 260 REC COMM	7.530000
Total: 129.902000	



Sedgwick County
Register of Deeds - Tonya Buckingham

Doc.#/Flm-Pg: 29673465

Receipt #: 2009784

Recording Fee: \$32.00

Pages Recorded: 2

Cashier: JFISHER

Authorized By: *Tonya Buckingham*

Date Recorded: 02/28/2017 01:34:46 PM

MAIL TO:

1861 N. Rock Road, Suite 200
Wichita, KS 67206

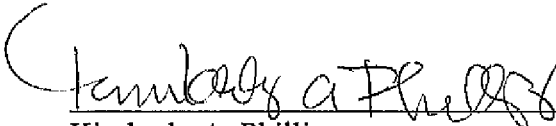
TRUSTEE'S DEED

Grantor, Kimberly A. Phillips a/k/a Kimberly A. Canova, Successor Trustee of the Carl Chuzy Living Trust Under Indenture dated December 11, 1989, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to 2800 Rock Investment, LLC, a Kansas limited liability company, all right, title and interest in the following described real estate:

The south 380 feet of the west 455 feet of Lot 2, Block 1, Oak Knoll Industrial Park 2nd Addition to Wichita, Sedgwick County, Kansas.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements and restrictions of record, if any. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within her authority as trustee, with this deed EXECUTED on February 22, 2017.


The Carl Chuzy Living Trust
Under Indenture dated December 11, 1989



Kimberly A. Phillips
a/k/a Kimberly A. Canova, Successor Trustee

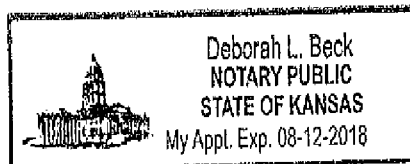
State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on February 22, 2017 by Kimberly A. Phillips
a/k/a Kimberly A. Canova, Successor Trustee of the Carl Chuzy Living Trust Under Indenture
dated December 11, 1989, for and on behalf of said Trust.



Notary Public

My appointment expires:



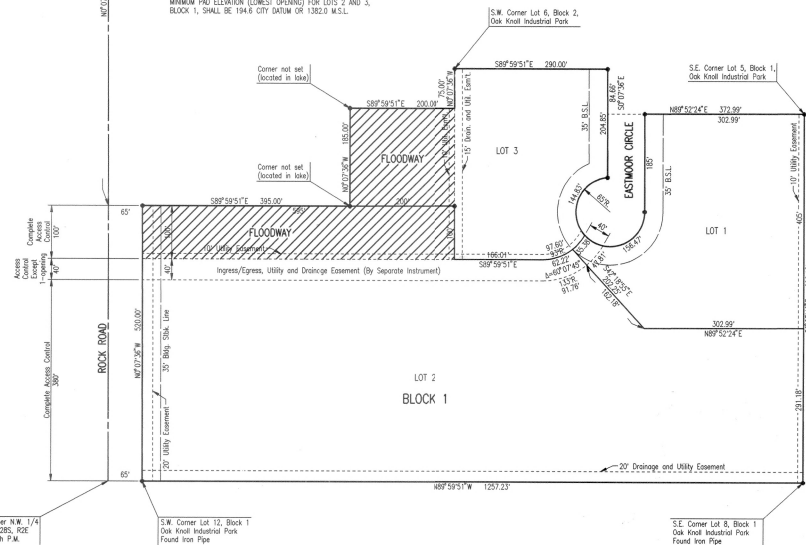
PC 87-3

OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Corner S.W. 1/4, N.W. 1/4
Sec. 5, T28S, R2E
of the 6th P.M.

SCALE: 1"=100'
• = IRON SET

B.M.: CITY OF WICHITA B.M. 622 62 FEET EAST AND 53 FEET
NORTH OF THE INTERSECTION OF THE CORNERS OF
ROCK ROAD AND PAMREE AVE. ELEV=1382.25 CITY DATUM
MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3,
BLOCK 1, SHALL BE 194.0 CITY DATUM OR 1382.0 M.S.L.



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 3rd DAY OF March, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET AND A FLOODWAY THE SAME BEING A REPEAT OF AND DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 IN BLOCK 1, TOGETHER WITH LOTS 1, 2, 3, 4, AND 5, IN BLOCK 2, ALL IN OAK KNOLL INDUSTRIAL PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL THAT PORTION OF OAK KNOLL INDUSTRIAL PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AS DESCRIBED ABOVE, TOGETHER WITH THOSE PORTIONS OF WASSALL AND PAMREE STREETS ADJACENT UNTO IT, ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(d) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 029
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, A STREET AND A FLOODWAY THE SAME TO BE KNOWN AS OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS 2 AND 3 IN BLOCK 1; UNTIL SUCH TIME AS THE CITY OF WICHITA ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO BUILDINGS SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY TELL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE CITY ENGINEER OF THE CITY OF WICHITA.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3, BLOCK 1 SHALL BE 194.0 CITY DATUM OR 1382.0 M.S.L.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM ROCK ROAD OVER AND ACROSS THE WEST LINE OF LOT 2, BLOCK 1, IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE (1) ONE OPENING TO ROCK ROAD AS SHOWN, SAID OPENING TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: THE CARL CHAUZY LIVING TRUST
BY: Carl Chauzy, TRUSTEE.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 14th DAY OF March, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CARL CHAUZY, TRUSTEE, OF THE CARL CHAUZY LIVING TRUST AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID TRUST. IN TESTIMONY THEREOF I HAVE HERE SET MY HAND AND MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
GARY L. WILEY
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-15-2001

ME, SUNFLOWER BANK, N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Terry W. Nelson
TERRY NELSON, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 3rd DAY OF March, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, GLEN W. PORTER, SENIOR VICE-PRESIDENT OF THE WICHITA-SEDGWICK COUNTY AREA PLANNING COMMISSION, WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY THEREOF I HAVE HEREIN SET MY HAND AND MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

Glen W. Porter
GLEN W. PORTER, SENIOR VICE PRESIDENT
MY COMMISSION EXPIRES: 1-15-2001

ME, THE WICHITA BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK KNOLL INDUSTRIAL PARK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Glen W. Porter
GLEN W. PORTER, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF JOHNSON } SS

BE IT REMEMBERED ON THIS 3rd DAY OF March, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, GLEN W. PORTER, SENIOR VICE-PRESIDENT OF THE WICHITA-SEDGWICK COUNTY AREA PLANNING COMMISSION, WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY THEREOF I HAVE HEREIN SET MY HAND AND MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

Glen W. Porter
GLEN W. PORTER, SENIOR VICE PRESIDENT
MY COMMISSION EXPIRES: 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 14th DAY OF March, 1998.

Richard E. Jones
RICHARD E. JONES, CHAIRMAN
William S. Krieger
WILLIAM S. KRIEGER, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 3rd DAY OF May, 1998.

Bob Kinosh
BOB KINOSH, MAYOR
Pat Burnett
PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 28th DAY OF May, 1998.

James L. Wiley
JAMES L. WILEY, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 10:10 AM, ON THIS 24th DAY OF May, 1998.

Bill Meek
BILL MECK, REGISTER OF DEEDS
Linda Kitzner
LINDA KITZNER, DEPUTY

EDGAR: SANCHEZ, OPER. DEF. SCALE: 1"=100.00
C:\11591\159125\11591.MXD 05-05-1998 02:47:47 PM

20.00
OK

Inches



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized reproduction of original signature

Inches

PC 87-3



Sedgwick County
Register of Deeds - Tonya Buckingham

Doc.#/Fim-Pg: 29673465

Receipt #: 2009784

Recording Fee: \$32.00

Pages Recorded: 2

Cashier: JFISHER

Authorized By:

Tonya Buckingham

Date Recorded: 02/28/2017 01:34:46 PM

MAIL TO:

1861 N. Rock Road, Suite 200
Wichita, KS 67206

TRUSTEE'S DEED

Grantor, Kimberly A. Phillips a/k/a Kimberly A. Canova, Successor Trustee of the Carl Chuzy Living Trust Under Indenture dated December 11, 1989, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to 2800 Rock Investment, LLC, a Kansas limited liability company, all right, title and interest in the following described real estate:

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TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements and restrictions of record, if any. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within her authority as trustee, with this deed EXECUTED on February 22, 2017.



Security 1st Title

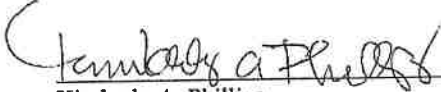
File No. 2194672

E-Recorded by Security 1st Title LLC

Deborah Beck 316.293.1688

File No. 2194672

The Carl Chuzy Living Trust
Under Indenture dated December 11, 1989



Kimberly A. Phillips
a/k/a Kimberly A. Canova, Successor Trustee

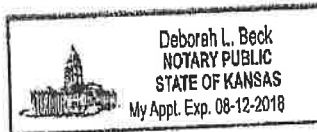
State of Kansas, Sedgwick County} ss.


This instrument was acknowledged before me on February 22, 2017 by Kimberly A. Phillips
a/k/a Kimberly A. Canova, Successor Trustee of the Carl Chuzy Living Trust Under Indenture
dated December 11, 1989, for and on behalf of said Trust.



Notary Public

My appointment expires:



 First American Title™	ALTA Commitment for Title Insurance
	<small>Issued By</small> First American Title Insurance Company
Commitment	

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
NOTICE**

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

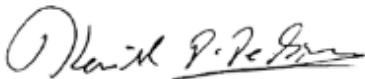
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance



Kenneth D. DeGiorgio, President



Greg L. Smith, Secretary

Issuing Agent: _____



Security 1st Title

Joey Landes
727 N Waco Ave
Wichita, KS 67203
Ste 300
(316) 779-1942 (Work)
jlandes@security1st.com


If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA @ Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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 First American Title™	ALTA Commitment for Title Insurance
	Issued By First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent:	Buyer:	A legal entity, to be determined
Issuing Office:	Title Contact:	Joey Landes
ALTA Universal ID:		727 N Waco Ave
Loan ID Number:		Wichita, KS 67203
Commitment No.:	C-JL3013395	Ste 300
Property Address:	2800 S. Rock Rd.	(316) 779-1942 (Work)
	Wichita, KS 67210	jlandes@security1st.com

SCHEDULE A

1. Commitment Date:

12/30/2022 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 06-17-06

Proposed Policy Amount: **\$1,000.00**

Proposed Insured: **A legal entity, to be determined**

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

2800 Rock Investment, LLC, a Kansas limited liability company

5. The Land is described as follows:


The south 380 feet of the west 455 feet of Lot 2, Block 1, Oak Knoll Industrial Park 2nd Addition to Wichita, Sedgwick County, Kansas.

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 First American Title™	ALTA Commitment for Title Insurance
	<small>Issued By</small> First American Title Insurance Company
Schedule BI	

Commitment No.: C-JL3013395

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **File a release of Mortgage dated FEBRUARY 22, 2017, recorded FEBRUARY 28, 2017, as Doc#/Flm-Pg: [29673466](#), made by 2800 Rock Investment LLC, a Kansas limited liability company, to Union State Bank, in the amount of \$476,443.52.**
6. **File a release of the Assignment of Leases/Rents dated FEBRUARY 22, 2017, recorded FEBRUARY 28, 2017, as Doc#/Flm-Pg: [29673467](#), made by 2800 Rock Investment LLC, a Kansas limited liability company,, to Union State Bank**
7. **We have a copy of the Articles of Organization dated JANUARY 30, 2017 and a copy of the Operating Agreement dated JANUARY 30, 2017 of 2800 Rock Investment, LLC, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**

Any instrument to be executed by 2800 Rock Investment, LLC, LLC must:

1. Be executed in the limited liability company name, and
2. Be signed by Talal Adnan Timsah, Manager.
3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.
8. Provide this company with a properly completed and executed Owner's Affidavit.
9. File a Warranty Deed from 2800 Rock Investment, LLC, a Kansas limited liability company to A legal entity, to be determined.
10. Furnish to the Company the identity of the proposed insured and policy liability amount. We reserve the right to make any additional requirements or exceptions upon review.

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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

11. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.


NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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 First American Title™	ALTA Commitment for Title Insurance
	<small>Issued By</small> First American Title Insurance Company
Schedule BII	

Commitment No.: C-JL3013395

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$32,667.74.**

First Installment: \$16,333.87, PAID

Second Installment: \$16,333.87, due, not yet delinquent until after May 10, 2023

Property I.D. # C-52712-0001

PIN # 00473860

8. **The following matters shown on or disclosed by the recorded plat referred to in the legal description: building setback lines, easements, minimum pad elevation, access controls, and floodway.**
9. **The terms and provisions contained in the document entitled "Private Drainage Easement" filed as Film 484, Page [4](#).**
10. **Avigational easement filed on Film 489, Page [795](#) and Film 1793, Page [1634](#).**
11. **The terms and provisions contained in the document entitled "Easements for Joint Access, Drainage and Utilities" filed as Film 1793, Page [1636](#).**

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12. Covenants and restrictions contained in/on Film 489, Page [807](#); Film 489, Page [820](#); and Film 1793, Page [1629](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance
13. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Film 436, Page [1095](#); Film 487, Page [577](#); Film 487, Page [580](#); Film 487, Page [583](#); Film 489, Page [783](#); Film 489, Page [802](#); Film 490, Page [616](#); Film 490, Page [624](#); Film 490, Page [626](#); Film 490, Page [628](#); Film 893, Page [188](#); Film 1785, Page [1568](#); Film 1786, Page [317](#); and Film 1793, Page [1635](#).
14. Rights or claims of parties in possession not shown by the public records.

The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as “First American,” “we,” “us,” or “our”) collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products (“Products”). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1ST Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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2022 Real Estate Tax Statement

Sedgwick County Treasurer
P.O. Box 2961
Wichita, KS 67201-2961

BILLING DATE: 01/10/2023
PIN NO: 00473860
AIN NO: 223050230100504
GEO CODE: C 527120001
BILL NO: 221995785

TAX UNIT: 6708
Printed by: sanuser
R-0-000001 *DUPLICATE* 01/10/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary	
Special Assessment	Amount
Special Assessment Principal	0.00
Special Assessment Interest	0.00
Solid Waste Fee	7.11
Special Assessment Total	7.11

Property Address of Record 2800 S ROCK RD
Taxed Items:
S 380 FT W 455 FT LOT 2 BLOCK 1 OAK KNOLL INDUSTRIAL PARK 2ND ADD

COMMERCIAL PROPERTY SERVICES GROUP LLC
333 S BROADWAY AVE
WICHITA KS 67202-4325

Owner of Record January 10, 2023
2800 ROCK INVESTMENT LLC

Real Estate Account Summary	
Description	Amount
Net General Tax	32,660.63
Special Assessment	7.11
Total Amount Due	32,667.74
Delinquent Years Total	0.00
Payment(s) Applied	-16,333.87
Homestead Advance	0.00
Applicable Interest and Fees	0.00
Minimum Half Amount due	0.00
Full Payment	16,333.87

Half or Full Payment Due January 20, 2023

PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST	
YOUR CHECK IS YOUR RECEIPT UNLESS YOU MARK THE RECEIPT OPTION BOX BELOW. PAY ONLINE AT WWW.SEDGWICKCOUNTY.ORG	
ATTENTION TAXPAYER: A 2.19% convenience fee will be charged to all credit card transactions.	
My Local Taxes - How are they used? Go to WWW.SEDGWICKCOUNTY.ORG click Government, Departments and Services, Treasurer MY LOCAL TAXES Breakdown Click the link to get a personalized breakdown of Real Estate Total Taxes by Jurisdiction and Sedgwick County Taxes at work	

ALL LATE PAYMENTS WILL BE ASSESSED INTEREST PENALTY PLUS APPLICABLE FEES.

2022 Real Estate Tax Statement

01 1

AIN NO: 223050230100504
GEO CODE: C 527120001
TU: 6708

Call (316) 668-9000 for later payoff

Due by January 20, 2023

Minimum Payment	0.00
Full Payment	16,333.87
Amount Enclosed	

2022-00473860
2800 ROCK INVESTMENT LLC

Printed by: sanuser

Check relevant boxes

DUPLICATE 01/10/2023

☐ Address Change?
See Back

☐ Credit Card Payment
(See Back)

☐ Mail Receipt

Mail payments to:

Sedgwick County Treasurer
P.O. Box 2961
Wichita, KS 67201-2961

COMMERCIAL PROPERTY SERVICES GROUP LLC
333 S BROADWAY AVE
WICHITA KS 67202-4325

202222199578500473860 011 0000000000 0001633387 6

Property Taxes and Appraisals

2800 S ROCK RD WICHITA

Property Description

Legal Description	S 380 FT W 455 FT LOT 2 BLOCK 1 OAK KNOLL INDUSTRIAL PARK 2ND ADD
Owner	2800 ROCK INVESTMENT LLC
Mailing Address	1841 N ROCK RD STE 200 WICHITA KS 67206
Geo Code	C 527120001
PIN	00473860
AIN	223050230100504
Tax Unit	6708 035 WICHITA U-260 GY,RI
Land Use	2401 General office buildings (1-4 stories)
Market Land Square Feet	172,867
2022 Total Acres	3.97
2022 Appraisal	\$1,005,700
2022 Assessment	\$251,425

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-SOUTHWESTERN COLLEGE (Office Building)		1999	21,398

More Details

[View the Property Record Card for full property details](#)

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$345,700	\$660,000	\$1,005,700	+4%
2021	Commercial / Industrial	\$345,700	\$624,300	\$970,000	
2020	Commercial / Industrial	\$345,700	\$624,300	\$970,000	
2019	Commercial / Industrial	\$345,700	\$624,300	\$970,000	+0%
2018	Commercial / Industrial	\$345,700	\$619,500	\$965,200	-2%
2017	Commercial / Industrial	\$345,700	\$638,400	\$984,100	-53%
2016	Commercial / Industrial	\$345,700	\$1,745,300	\$2,091,000	+4%
2015	Commercial / Industrial	\$345,700	\$1,668,200	\$2,013,900	
2014	Commercial / Industrial	\$345,700	\$1,668,200	\$2,013,900	
2013	Commercial / Industrial	\$345,700	\$1,668,200	\$2,013,900	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$86,425	\$165,000	\$251,425	+4%
2021	Commercial / Industrial	\$86,425	\$156,075	\$242,500	
2020	Commercial / Industrial	\$86,425	\$156,075	\$242,500	
2019	Commercial / Industrial	\$86,425	\$156,075	\$242,500	+0%
2018	Commercial / Industrial	\$86,425	\$154,875	\$241,300	-2%
2017	Commercial / Industrial	\$86,425	\$159,600	\$246,025	-53%

Year	Class	Land	Improvements	Total	Change
2016	Commercial / Industrial	\$86,425	\$436,325	\$522,750	+4%
2015	Commercial / Industrial	\$86,425	\$417,050	\$503,475	
2014	Commercial / Industrial	\$86,425	\$417,050	\$503,475	
2013	Commercial / Industrial	\$86,425	\$417,050	\$503,475	

2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.11
Totals:		\$0.00	\$0.00	\$7.11

2023 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
6724 A	OTHER PAVING -- CUL-DE-SAC/S END EASTMOOR CIR. 44171	1999	2013	\$0.00	\$0.00	\$0.00
6728 A	STORM SEWER -- STORM SEWER 40171	1988	2002	\$0.00	\$0.00	\$0.00
6729 A	WATER -- WATER 39816	1987	2001	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	129.902000	\$32,660.63	\$7.11	\$0.00	\$0.00	\$32,667.74	\$16,333.87	\$16,333.87
2021	129.900000	\$31,500.77	\$6.81	\$0.00	\$0.00	\$31,507.58	\$31,507.58	\$0.00
2020	129.513000	\$31,406.90	\$6.71	\$0.00	\$0.00	\$31,413.61	\$31,413.61	\$0.00
2019	129.609225	\$31,430.26	\$6.71	\$402.55	\$16.00	\$31,855.52	\$31,855.52	\$0.00
2018	129.274000	\$31,193.81	\$5.58	\$0.00	\$0.00	\$31,199.39	\$31,199.39	\$0.00
2017	124.244000	\$30,567.14	\$5.58	\$0.00	\$0.00	\$30,572.72	\$30,572.72	\$0.00
2016	122.951000	\$64,272.64	\$4.58	\$1,071.29	\$0.00	\$65,348.51	\$65,348.51	\$0.00
2015	125.725000	\$63,299.41	\$4.58	\$0.00	\$0.00	\$63,303.99	\$63,303.99	\$0.00
2014	119.923986	\$60,378.72	\$5.94	\$0.00	\$0.00	\$60,384.66	\$60,384.66	\$0.00
2013	123.468316	\$62,163.21	\$1,392.83	\$0.00	\$0.00	\$63,556.04	\$63,556.04	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0603 USD 260	14.921000
0603 USD 260 SC	7.360000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.461000
0803 USD 260 REC COMM	7.530000
Total: 129.902000	

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6433/-97.2439

2800 S Rock Rd Wichita, KS 67210		1 mi radius	3 mi radius	5 mi radius
Population				
2022 Estimated Population		5,883	50,988	134,857
2027 Projected Population		6,023	52,030	136,508
2020 Census Population		5,867	50,758	134,303
2010 Census Population		6,086	51,526	132,202
Projected Annual Growth 2022 to 2027		0.5%	0.4%	0.2%
Historical Annual Growth 2010 to 2022		-0.3%	-	0.2%
Households				
2022 Estimated Households		2,156	20,892	55,205
2027 Projected Households		2,193	21,208	55,647
2020 Census Households		2,132	20,708	54,753
2010 Census Households		2,173	20,835	53,217
Projected Annual Growth 2022 to 2027		0.3%	0.3%	0.2%
Historical Annual Growth 2010 to 2022		-	-	0.3%
Age				
2022 Est. Population Under 10 Years		14.8%	15.5%	14.3%
2022 Est. Population 10 to 19 Years		14.9%	13.6%	13.5%
2022 Est. Population 20 to 29 Years		20.9%	18.3%	15.6%
2022 Est. Population 30 to 44 Years		19.8%	19.4%	19.2%
2022 Est. Population 45 to 59 Years		15.4%	15.2%	16.4%
2022 Est. Population 60 to 74 Years		11.5%	13.1%	15.3%
2022 Est. Population 75 Years or Over		2.8%	5.0%	5.6%
2022 Est. Median Age		31.0	31.8	34.7
Marital Status & Gender				
2022 Est. Male Population		51.6%	49.2%	49.2%
2022 Est. Female Population		48.4%	50.8%	50.8%
2022 Est. Never Married		35.1%	39.7%	36.1%
2022 Est. Now Married		50.1%	38.8%	41.5%
2022 Est. Separated or Divorced		12.3%	16.9%	17.5%
2022 Est. Widowed		2.5%	4.5%	4.8%
Income				
2022 Est. HH Income \$200,000 or More		3.6%	2.7%	5.4%
2022 Est. HH Income \$150,000 to \$199,999		5.9%	2.8%	3.9%
2022 Est. HH Income \$100,000 to \$149,999		15.9%	11.8%	13.0%
2022 Est. HH Income \$75,000 to \$99,999		22.6%	15.0%	13.4%
2022 Est. HH Income \$50,000 to \$74,999		24.1%	18.9%	19.3%
2022 Est. HH Income \$35,000 to \$49,999		10.2%	15.5%	14.7%
2022 Est. HH Income \$25,000 to \$34,999		5.1%	10.7%	9.8%
2022 Est. HH Income \$15,000 to \$24,999		5.2%	9.2%	8.4%
2022 Est. HH Income Under \$15,000		7.3%	13.4%	12.1%
2022 Est. Average Household Income		\$79,183	\$66,802	\$78,554
2022 Est. Median Household Income		\$76,308	\$55,715	\$62,616
2022 Est. Per Capita Income		\$30,274	\$27,677	\$32,347
2022 Est. Total Businesses		106	1,201	3,958
2022 Est. Total Employees		1,207	13,417	50,692

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6433/-97.2439

2800 S Rock Rd Wichita, KS 67210	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	55.0%	52.6%	61.4%
2022 Est. Black	13.0%	17.2%	12.9%
2022 Est. Asian or Pacific Islander	15.4%	11.6%	8.0%
2022 Est. American Indian or Alaska Native	0.8%	0.9%	1.0%
2022 Est. Other Races	15.8%	17.6%	16.6%
Hispanic			
2022 Est. Hispanic Population	728	9,735	24,524
2022 Est. Hispanic Population	12.4%	19.1%	18.2%
2027 Proj. Hispanic Population	12.4%	19.1%	18.2%
2020 Hispanic Population	12.6%	19.0%	18.7%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	3,452	31,580	87,267
2022 Est. Elementary (Grade Level 0 to 8)	5.6%	7.0%	5.8%
2022 Est. Some High School (Grade Level 9 to 11)	6.1%	6.6%	5.8%
2022 Est. High School Graduate	26.1%	26.7%	25.4%
2022 Est. Some College	19.6%	23.7%	22.0%
2022 Est. Associate Degree Only	9.4%	9.6%	9.0%
2022 Est. Bachelor Degree Only	24.4%	17.9%	20.2%
2022 Est. Graduate Degree	8.8%	8.5%	11.9%
Housing			
2022 Est. Total Housing Units	2,306	23,599	61,442
2022 Est. Owner-Occupied	52.7%	43.8%	51.5%
2022 Est. Renter-Occupied	40.8%	44.8%	38.4%
2022 Est. Vacant Housing	6.5%	11.5%	10.2%
Homes Built by Year			
2022 Homes Built 2010 or later	8.5%	7.9%	8.5%
2022 Homes Built 2000 to 2009	10.3%	10.1%	10.2%
2022 Homes Built 1990 to 1999	17.4%	8.8%	8.0%
2022 Homes Built 1980 to 1989	27.8%	12.8%	10.9%
2022 Homes Built 1970 to 1979	13.6%	13.0%	11.4%
2022 Homes Built 1960 to 1969	2.7%	7.0%	6.5%
2022 Homes Built 1950 to 1959	6.4%	16.6%	16.8%
2022 Homes Built Before 1949	6.8%	12.3%	17.7%
Home Values			
2022 Home Value \$1,000,000 or More	-	0.2%	0.4%
2022 Home Value \$500,000 to \$999,999	1.9%	2.9%	5.0%
2022 Home Value \$400,000 to \$499,999	5.9%	4.2%	5.4%
2022 Home Value \$300,000 to \$399,999	7.4%	6.6%	8.6%
2022 Home Value \$200,000 to \$299,999	17.5%	18.7%	21.3%
2022 Home Value \$150,000 to \$199,999	32.4%	19.5%	17.2%
2022 Home Value \$100,000 to \$149,999	23.9%	18.5%	15.5%
2022 Home Value \$50,000 to \$99,999	7.0%	19.6%	18.4%
2022 Home Value \$25,000 to \$49,999	1.6%	4.1%	3.8%
2022 Home Value Under \$25,000	2.3%	5.7%	4.4%
2022 Median Home Value	\$173,081	\$146,728	\$172,713
2022 Median Rent	\$824	\$717	\$707

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6433/-97.2439

2800 S Rock Rd Wichita, KS 67210	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	4,510	38,894	104,171
2022 Est. Civilian Employed	57.3%	65.0%	63.4%
2022 Est. Civilian Unemployed	0.9%	2.5%	2.7%
2022 Est. in Armed Forces	14.3%	3.6%	2.0%
2022 Est. not in Labor Force	27.5%	29.0%	31.8%
2022 Labor Force Males	51.3%	48.8%	48.8%
2022 Labor Force Females	48.7%	51.2%	51.2%
Occupation			
2022 Occupation: Population Age 16 Years or Over	2,585	25,263	66,091
2022 Mgmt, Business, & Financial Operations	9.4%	10.3%	13.8%
2022 Professional, Related	25.5%	19.8%	22.6%
2022 Service	16.7%	20.5%	17.4%
2022 Sales, Office	22.2%	24.0%	22.0%
2022 Farming, Fishing, Forestry	-	0.1%	0.2%
2022 Construction, Extraction, Maintenance	11.1%	9.4%	9.2%
2022 Production, Transport, Material Moving	15.1%	15.9%	14.8%
2022 White Collar Workers	57.1%	54.0%	58.4%
2022 Blue Collar Workers	42.9%	46.0%	41.6%
Transportation to Work			
2022 Drive to Work Alone	79.4%	79.4%	77.6%
2022 Drive to Work in Carpool	7.4%	8.5%	7.9%
2022 Travel to Work by Public Transportation	2.4%	1.9%	1.2%
2022 Drive to Work on Motorcycle	-	0.1%	0.1%
2022 Walk or Bicycle to Work	0.8%	1.7%	1.4%
2022 Other Means	1.9%	1.5%	1.7%
2022 Work at Home	8.0%	6.9%	10.2%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	35.4%	35.2%	35.4%
2022 Travel to Work in 15 to 29 Minutes	56.3%	53.7%	52.2%
2022 Travel to Work in 30 to 59 Minutes	7.2%	9.1%	9.9%
2022 Travel to Work in 60 Minutes or More	1.1%	2.0%	2.5%
2022 Average Travel Time to Work	16.6	17.0	16.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$129.34 M	\$1.1 B	\$3.24 B
2022 Est. Apparel	\$4.57 M	\$38.52 M	\$113.55 M
2022 Est. Contributions, Gifts	\$7.08 M	\$60.01 M	\$183.59 M
2022 Est. Education, Reading	\$3.93 M	\$32.93 M	\$101.86 M
2022 Est. Entertainment	\$7.27 M	\$60.92 M	\$181.34 M
2022 Est. Food, Beverages, Tobacco	\$20.07 M	\$172.04 M	\$498.76 M
2022 Est. Furnishings, Equipment	\$4.53 M	\$37.9 M	\$112.69 M
2022 Est. Health Care, Insurance	\$11.85 M	\$101.82 M	\$297.24 M
2022 Est. Household Operations, Shelter, Utilities	\$42 M	\$362.37 M	\$1.05 B
2022 Est. Miscellaneous Expenses	\$2.42 M	\$20.65 M	\$61.04 M
2022 Est. Personal Care	\$1.74 M	\$14.79 M	\$43.38 M
2022 Est. Transportation	\$23.9 M	\$201.09 M	\$588.45 M

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