

2022 Real Estate Tax Statement

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

BILLING DATE: 02/06/2023
PIN NO: 00160984
AIN NO: 128270410201300
GEO CODE: C 15429
BILL NO: 221864736

LOAN NAME: L00005-CAPITOL FEDER
LOAN CODE: L00005
LOAN ACCT#: 5322000030
TAX UNIT: 6702
Printed by: sanuser
R-0-000001 *DUPLICATE* 02/06/2023

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

2709 E BOULEVARD PLZ

Taxed Items:

PT LOTS 20-21-22 & 23 & PT VAC MESITA DR BEG 20 FT NW MOST
SOUHER COR LOT 23 TH NELY 170.61 FT TH NWLY 43.41 FT TH NELY
15.88 FT TH NWLY 99.55 FT TH SWLY 187.14 FT TH SELY 144.92 FT
TO POB BLOCK 1 WOMERS 2ND ADDITION



BALTIMORE EXCHANGE LLC
1861 N ROCK RD STE 200
WICHITA KS 67206-1264

Owner of Record February 06, 2023

BALTIMORE EXCHANGE LLC

Real Estate Account Summary

Description	Amount
Net General Tax	3,358.45
Special Assessment	7.11
Total Amount Due	3,365.56
Delinquent Years Total	0.00
Payment(s) Applied	-1,682.78
Homestead Advance	0.00
Applicable Interest and Fees	0.00
Minimum Half Amount due	0.00
Full Payment	1,682.78

Half or Full Payment Due February 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

Due by February 20, 2023

AIN NO: 128270410201300
GEO CODE: C 15429
TU: 6702
LOAN OR MULT CODE: L00005

Call (316) 660-9800 for later payoff

Printed by: sanuser

Check relevant boxes

DUPLICATE 02/06/2023

☐ 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

Minimum Payment	0.00
Full Payment	1,682.78
Amount Enclosed	

2022-00160984

BALTIMORE EXCHANGE LLC



BALTIMORE EXCHANGE LLC
1861 N ROCK RD STE 200
WICHITA KS 67206-1264

202222186473600160984 011 0000000000 0000168278 4

Property Taxes and Appraisals

2709 E BOULEVARD PLZ WICHITA

Property Description

Legal Description	PT LOTS 20-21-22 & 23 & PT VAC MESITA DR BEG 20 FT NW MOST SOUHER COR LOT 23 TH NELY 170.61 FT TH NWLY 43.41 FT TH NELY 15.88 FT TH NWLY 99.55 FT TH SWLY 187.14 FT TH SELY 144.92 FT TO POB BLOCK 1 WOMERS 2ND ADDITION
Owner	BALTIMORE EXCHANGE LLC
Mailing Address	1861 N ROCK RD STE 200 WICHITA KS 67206-1264
Geo Code	C 15429
PIN	00160984
AIN	128270410201300
Tax Unit	6702 001 WICHITA U-259
Land Use	2401 General office buildings (1-4 stories)
Market Land Square Feet	26,177
2022 Total Acres	.60
2022 Appraisal	\$116,700
2022 Assessment	\$29,175

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-NET SYSTEMS (Office Building)		1950	5,550
More Details	View the Property Record Card for full property details		

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$52,400	\$64,300	\$116,700	+5%
2021	Commercial / Industrial	\$52,400	\$58,400	\$110,800	-82%
2020	Commercial / Industrial	\$238,800	\$362,600	\$601,400	+0%
2019	Commercial / Industrial	\$238,800	\$362,100	\$600,900	+4%
2018	Commercial / Industrial	\$238,800	\$341,100	\$579,900	
2017	Commercial / Industrial	\$238,800	\$341,100	\$579,900	
2016	Commercial / Industrial	\$238,800	\$341,100	\$579,900	-20%
2015	Commercial / Industrial	\$238,800	\$486,500	\$725,300	
2014	Commercial / Industrial	\$238,800	\$486,500	\$725,300	
2013	Commercial / Industrial	\$238,800	\$486,500	\$725,300	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$13,100	\$16,075	\$29,175	+5%
2021	Commercial / Industrial	\$13,100	\$14,600	\$27,700	-82%
2020	Commercial / Industrial	\$59,700	\$90,650	\$150,350	+0%
2019	Commercial / Industrial	\$59,700	\$90,525	\$150,225	+4%

Year	Class	Land	Improvements	Total	Change
2018	Commercial / Industrial	\$59,700	\$85,275	\$144,975	
2017	Commercial / Industrial	\$59,700	\$85,275	\$144,975	
2016	Commercial / Industrial	\$59,700	\$85,275	\$144,975	-20%
2015	Commercial / Industrial	\$59,700	\$121,625	\$181,325	
2014	Commercial / Industrial	\$59,700	\$121,625	\$181,325	
2013	Commercial / Industrial	\$59,700	\$121,625	\$181,325	

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
CITY OF WICHITA	SIDEWALK REPAIR 1, beg Tax Yr 2018, Ord. 50790	2018	2022	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

Tax Billings

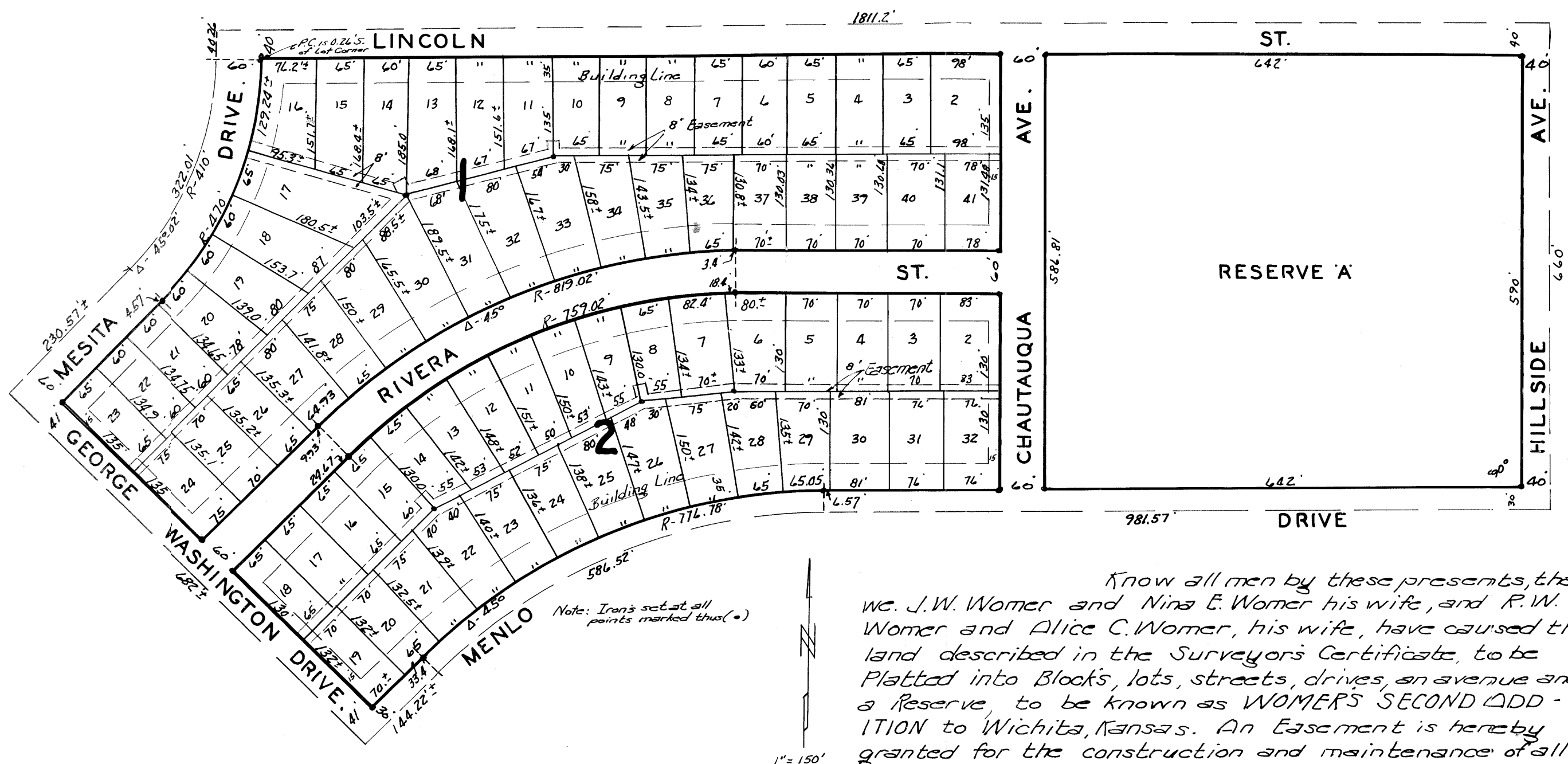
Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$3,358.45	\$7.11	\$0.00	\$0.00	\$3,365.56	\$1,682.78	\$1,682.78
2021	116.142000	\$3,217.14	\$6.81	\$0.00	\$0.00	\$3,223.95	\$3,223.95	\$0.00
2020	116.599000	\$17,422.46	\$6.66	\$108.26	\$0.00	\$17,537.38	\$17,537.38	\$0.00
2019	116.788000	\$17,544.50	\$6.71	\$0.00	\$0.00	\$17,551.21	\$17,551.21	\$0.00
2018	117.213000	\$16,992.96	\$5.58	\$0.00	\$0.00	\$16,998.54	\$16,998.54	\$0.00
2017	117.293000	\$17,004.56	\$5.58	\$0.00	\$0.00	\$17,010.14	\$17,010.14	\$0.00
2016	117.201000	\$16,991.21	\$4.58	\$0.00	\$0.00	\$16,995.79	\$16,995.79	\$0.00
2015	119.847000	\$21,731.27	\$4.58	\$0.00	\$0.00	\$21,735.85	\$21,735.85	\$0.00
2014	117.365011	\$21,281.22	\$5.94	\$0.00	\$0.00	\$21,287.16	\$21,287.16	\$0.00
2013	120.600691	\$21,867.91	\$5.94	\$0.00	\$0.00	\$21,873.85	\$21,873.85	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	

W2-8-7

WOMERS SECOND ADDITION TO WICHITA KANSAS.



State of Kansas }
County of Sedgwick } ss. I, Clyde M. Baughman, Surveyor in and
for said County and State, do hereby Certify that I have
surveyed and Platted WOMERS SECOND ADDITION, to Wichita
Kansas, and that the accompanying Plat is a true and correct
exhibit of the property as surveyed, Described as follows:

Beginning at the N.E. Corner of the S.E. 1/4 of Sec. 27,
Twp. 27 S. R. 1 E. of the 6th P.M., thence West on 1/2 Section
line 1811.2 feet, thence South 40.26 feet to an iron monument,
thence Southwesterly along a curve to the right having a
radius of 410 feet and a Delta Angle of 45° 02', for a distance
of 322.01 feet to an iron monument, thence South-
westerly along tangent to said curve a distance of 230.57
feet more or less to easterly Right of way of George
Washington Boulevard, as decided to Sedgwick County
Kansas, as shown by recorded Deed in Deed Book 437,
Page 365, in the Register of Deeds Office, Sedgwick County
Kansas; thence Southeasterly along said Easterly
Right of way line, 682 feet more or less, to a point 473.05
feet Northwesterly from the South line of the N. 1/2
of said S.E. 1/4, thence in a Northeasterly direction
144.22 feet more or less to a point of curve to the
right having a Delta Angle of 45° and a Radius of
746.78 feet, for a distance of 586.52 feet to point of
tangency of said curve. Thence East along said tan-
gent and perpendicular to the East line of said S.E. 1/4
for a distance of 981.57 feet to the East line of said S.E.
1/4. Thence with a deflection angle to the left of 70° for
a distance of 660 feet to the place of beginning.

Clyde M. Baughman Surveyor.

State of Kansas }
County of Sedgwick } ss. This is to certify that this instru-
ment was filed for record in the Register of Deeds
office on the 10 day of Sept 1946 at 2 o'clock P.M.
and is duly recorded

Arch E. McVicar Register of Deeds
Deputy.

State of Kansas }
County of Sedgwick } ss. This is to certify that this instr-
ument was refiled for record in the Register of
Deeds Office on the 21 day of Oct 1946 at 9
o'clock A.M., and is duly recorded.

Arch E. McVicar Register of Deeds.

Know all men by these presents, that
we, J.W. Womer and Nina E. Womer his wife, and R.W.
Womer and Alice C. Womer, his wife, have caused the
land described in the Surveyors Certificate, to be
Platted into Blocks, lots, streets, drives, an avenue and
a Reserve, to be known as WOMERS SECOND ADD-
ITION to Wichita, Kansas. An Easement is hereby
granted for the construction and maintenance of all
Public Utilities as specifically shown on the Plat.

The streets and drives and avenue are here-
by dedicated to and for the use of the public.

J.W. Womer

Alice C. Womer

Nina E. Womer

R.W. Womer

State of Kansas }
County of Sedgwick } ss. Be it remembered that on this
29th day of Aug 1946, Before me a Notary Public in
and for said County and State came J.W. Womer &
Nina E. Womer, his wife, and R.W. Womer & Alice C.
Womer, his wife, to me personally known to be the same
persons who executed the foregoing instrument of
writing and duly acknowledge the same as their vol-
untary act and deed.

J.D. Overstake Notary Public
My Commission Expires July 9 1947.

This Plat of WOMERS SECOND
ADDITION to Wichita, Kansas, has been submitted to
and considered by the City Planning Commission of
the City of Wichita, Kansas, and is hereby transferred
to the Board of City Commissioners, with the recomm-
endation that such Plat be approved as Proposed.

Dated this day of 1946

The City Planning Commission of the City of Wichita, Kansas.

John N. Free President
Attest August M. Smith Secretary.

Approved by the Board of City Comm-
issioners this 3rd day of SEPTEMBER 1946

G.B. Ellis City Clerk.

Approved by County Commissioners
this 10 day of Sept 1946.

E.M. Meeker County Clerk.

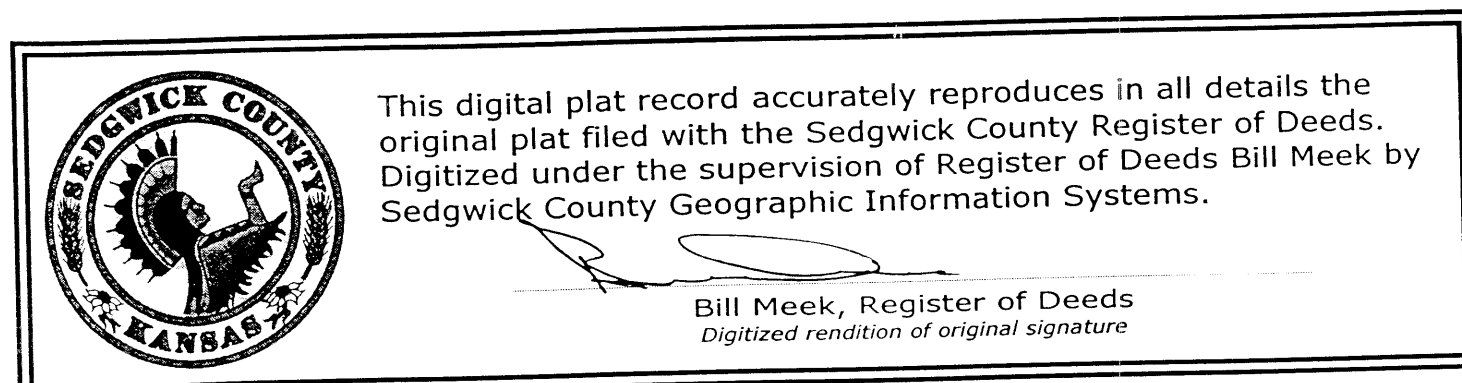
Entered on Transfer Record this
10 day of Sept 1946

E.M. Meeker County Clerk.

This Plat refiled for the purpose of correcting di-
mensions on lots 28 & 30 Block 2 as filed in Register of
Deeds Office Sept 10, 1946.

W2-8-7

Inches



Inches



After recording mail to:
2024 N. Woodlawn, Suite 200
Wichita, KS 67208

Pursuant to K.S.A. 79-1437e, a real estate validation
questionnaire is not required due to Exception No. 14

ADMINISTRATOR'S DEED

THIS INDENTURE made this 21st day of October, 2018, by and between Paul D. Brodsky, as Administrator of the estate of Howard S. Brodsky, deceased ("Grantor"), by virtue of an order of sale dated May 1, 2018, issued from the District Court of Sedgwick County, Kansas, after notice given as provided by law and the order of the District Court, Grantor having sold the real estate hereinafter described in conformity with the order. The sale was confirmed as provided by law by the order of the District Court dated October 25, 2018, in consideration of the sum of Five Hundred Sixty-five Thousand and No/100 Dollars (\$565,000.00), the receipt of which is acknowledged.

The Grantor, does hereby grant, sell and convey to Baltimore Exchange, LLC, a Kansas limited liability company, its successors and assigns ("Grantee"), all right title and interest of Howard S. Brodsky, deceased, discharged from liability for the decedent's debts, in and to the following described real estate in Sedgwick County, Kansas:

Parcel #1: A tract described as beginning at a point 60 feet west of the Northwest corner of Lot 16, Block 1, Womer's Second Addition to Wichita, Sedgwick County, Kansas, thence south 0.26 feet to P.C. of a curve to the right with a radius of 410 feet and a delta angle of 45°2', a distance of 322.01 feet to point of tangency of said curve, thence in a southwesterly direction along said tangent 189.78 feet more or less to the intersection of the East line of George Washington Drive and the North line of Mesita Drive, now Estelle Avenue, as platted in said Womer's Second Addition, thence in a northwesterly direction along the Easterly side of said George Washington Drive, 69 feet, thence with a deflection angle to the right of 81°20' for a distance of 148 feet, thence with a deflection angle to the left of 15°20' for a distance of 141 feet, thence with a deflection angle to the left of 19°18' for a distance of 123.6 feet, more or less, to the South line of Lincoln Street, thence east along the South line of Lincoln Street 163 feet to place of beginning, together with the West Half of vacated Mesita Drive abutting on the east thereof, all in the Southeast Quarter of Section 27, Township 27 South, Range 1 East, Sedgwick County, Kansas, except therefrom that part dedicated for alleys in Book Misc. 261, Page 296; and Book Misc. 274, Page 527.

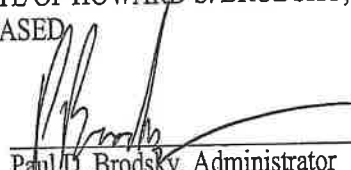
Parcel #2: Lots 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23, Block 1, Womer's Second Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the East Half of vacated Mesita Drive abutting on the West, except therefrom that part dedicated for alleys in Book Misc. 261, Page 296; and Book Misc. 274, Page 527.

EXCEPT AND SUBJECT TO: a) taxes and assessments, general and special, not now due and payable; b) easements, restrictions, declarations, covenants, zoning ordinances and other governmental limitations (including, without limitation, any community unit plan) of record, if any; c) leases, tenancies and rights of parties in possession, if any; d) licenses, reservations, mortgages, liens, encumbrances and other agreements and matters of record, if any; and e) the rights of the public in and to parts thereof in roads, streets or alleys.

TO HAVE AND TO HOLD the above granted premises, together with the appurtenances and hereditaments and every part thereof, unto the Grantee, its successors and assigns, and the Grantor will warrant and defend the same unto the Grantee, its successors and assigns in his capacity as Administrator, against all lawful claims of all and every person claiming the same, or any part thereof, by, through or under Paul D. Brodsky in his capacity as Administrator.

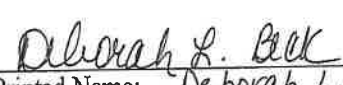
ESTATE OF HOWARD S. BRODSKY,
DECEASED

By:


Paul D. Brodsky, Administrator

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on October 26th, 2018, by Paul D. Brodsky, as Administrator of the estate of Howard S. Brodsky, deceased.


Printed Name: Deborah L. Beck
Notary Public

My Appointment Expires:





Sedgwick County
Register of Deeds - Tonya Buckingham

Doc. #/Fm-Pg: 30025273

Receipt #: 2212769
Pages Recorded: 4

Recording Fee: \$72.00

Cashier: leclerk

Authorized By: *Tonya Buckingham*

Date Recorded: 01/20/2021 09:26:29 AM



QUITCLAIM DEED

Baltimore Exchange, LLC, a Kansas limited liability company ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration, hereby quitclaims to Exodus Church Wichita, all of Grantor's right, title and interest in and to that certain tract of real property described as:

See Exhibit A attached hereto and incorporated by this reference herein.

This conveyance is made subject to all easements, declarations, restrictions, rights-of-way, liens, encumbrances, and other matters of record.

Executed as of the 14th day of December, 2020.

Grantor:

Baltimore Exchange, LLC

By: *[Signature]*

Talal A. Timsah, Manager

STATE OF KANSAS)

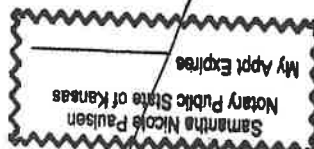
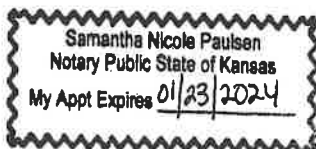
) ss:

COUNTY OF SEDGWICK)

This instrument was acknowledged before me on the 14th day of December, 2020 by Talal A. Timsah, in his capacity as Manager of Baltimore Exchange, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.

[Signature]
Notary Public

My appointment expires: 1/23/2024



The transfer of title set forth in this instrument is exempt from the requirement of a Sales Validation Questionnaire as it is given as a donation (exemption #4).

EXHIBIT A
Legal Description of Property

A tract described as beginning at a point 60 feet west of the Northwest corner of Lot 16, Block 1, Womer's Second Addition to Wichita, Sedgwick County, Kansas, thence south 0.26 feet to P.C. of a curve to the right with a radius of 410 feet and a delta angle of $45^{\circ}2'$, a distance of 322.01 feet to point of tangency of said curve, thence in a southwesterly direction along said tangent 189.78 feet more or less to the intersection of the East line of George Washington Drive and the North line of Mesita Drive, now Estelle Avenue, as platted in said Womer's Second Addition, thence in a northwesterly direction along the Easterly side of said George Washington Drive, 69 feet, thence with a deflection angle to the right of $81^{\circ}20'$ for a distance of 148 feet, thence with a deflection angle to the left of $15^{\circ}20'$ for a distance of 141 feet, thence with a deflection angle to the left of $19^{\circ}18'$ for a distance of 123.6 feet, more or less, to the South line of Lincoln Street, thence east along the South line of Lincoln Street 163 feet to place of beginning, together with the West Half of vacated Mesita Drive abutting on the east thereof, all in the Southeast Quarter of Section 27, Township 27 South, Range 1 East, Sedgwick County, Kansas, except therefrom that part dedicated for alleys in Book Misc. 261, Page 296; and Book Misc. 274, Page 527.

LOT SPLIT

LEGAL DESCRIPTION:
(see Exhibit "A")

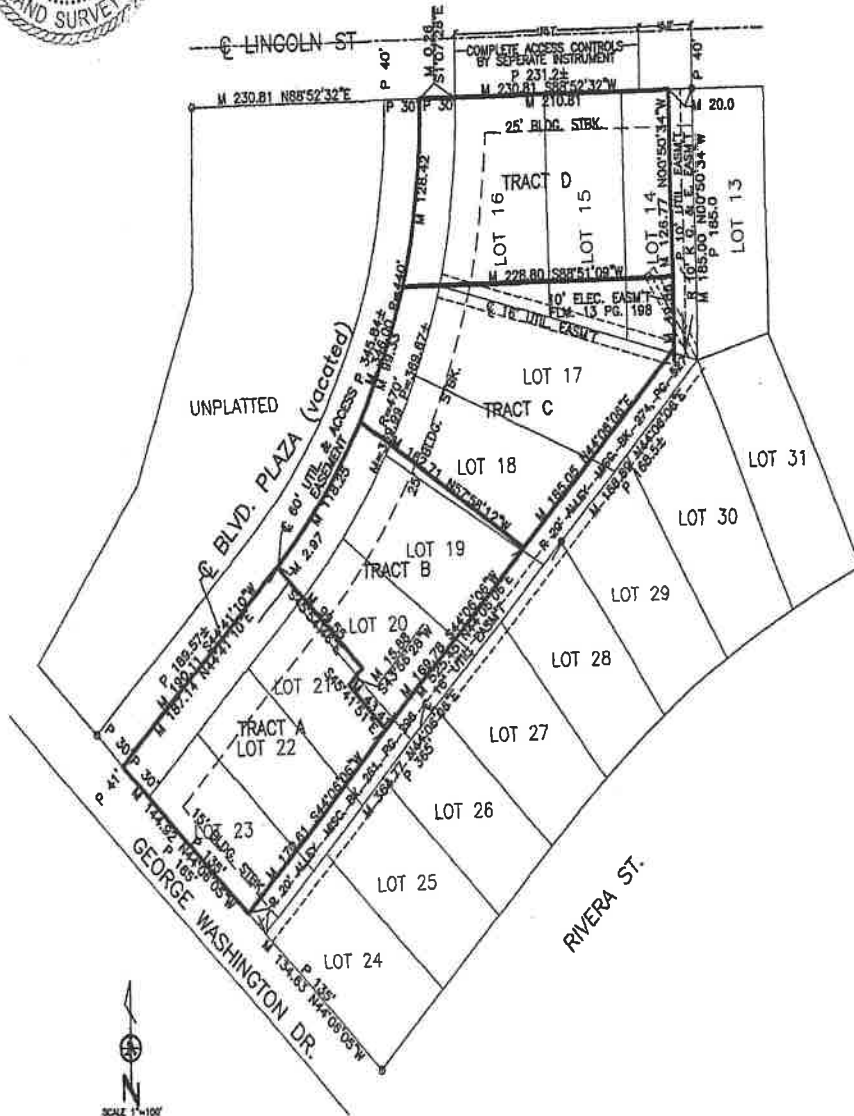


City of Wichita }
Sedgwick County } Lot Split No. LSP2020-00006
State of Kansas } ss copy 1 of 2

I, Scott Wadle, Interim Director of Planning, Wichita Sedgwick County Metropolitan Area Planning Department do hereby certify under the authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp is affixed has been approved.

Given under my hand and seal this 10th day of July, 2020

Scott Wadle
Scott Wadle, Interim Director of Planning



- - 1.5"-780" capped rebar set
- - 1/2" iron pipe found
- - 3/4" iron pipe found
- - labeled "Y" in concrete found
- - labeled "X" in concrete found



ARMSTRONG
LAND SURVEY, P.A.

1901 E. HARRY
WICHITA, KS 67211
PH: (316) 853-5022
www.armstronglandsurvey.com



EXHIBIT "A"

PARCEL A:

That part of Lots 20, 21, 22 and 23, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as BEGINNING at a point on the Southwesterly line of said Lot 23, point being 20 feet Northwest of the most Southern corner of said Lot 23; THENCE N44°06'06"E parallel with the Southeasterly lines of said Lots 20, 21, 22 and 23, a distance of 170.61 feet; THENCE N45°41'51"W, a distance of 43.41 feet; THENCE N43°56'28"E, a distance of 15.88 feet; THENCE N45°54'56"W, a distance of 99.55 feet to the centerline of said vacated Mesita Drive; THENCE S44°41'10"W along the centerline of said vacated Mesita Drive, a distance of 187.14 feet to the Southwesterly line of said Lot 23 extended; THENCE S44°06'05"E, a distance of 144.92 feet to the point of BEGINNING, containing 26,211.73 square feet more or less.

PARCEL B:

That part of Lots 18, 19, 20 and 21, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as COMMENCING at a point on the Southwesterly line of said Lot 23, point being 20 feet Northwest of the most Southern corner of said Lot 23; THENCE N44°06'06"E parallel with the Southeasterly lines of said Lots 20, 21, 22 and 23, a distance of 170.61 feet for a point of BEGINNING; THENCE N45°41'51"W, a distance of 43.41 feet; THENCE N43°56'28"E, a distance of 15.88 feet; THENCE N45°54'56"W, a distance of 99.55 feet to the centerline of said vacated Mesita Drive; THENCE N44°41'10"W along the centerline of said Mesita Drive, a distance of 2.97 feet to the point of curvature of a curve to the left; THENCE Northeasterly along said centerline being a curve with a radius of 440 feet, a curve distance of 118.25 feet; THENCE S57°58'12"E, a distance of 162.71 feet to a point 20 feet Northwest of the Southeasterly line of said Lot 18; THENCE S44°06'06"W parallel with the Southeasterly lines of Lots 18, 19, 20 and 21, 169.78 feet to the point of BEGINNING, containing 21,165.88 square feet more or less.

PARCEL C:

That part of Lots 14, 15, 16, 17 and 18, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as COMMENCING at a point on the North line of said Lot 14, point being 20 feet West of the Northeast corner of said Lot 14; THENCE S88°52'33"W along the North line of said Lot 14, a distance of 230.81 feet to the centerline of said vacated Mesita Drive; THENCE S01°07'28"E along the centerline of said Mesita Drive, a distance of 0.26 feet the point of curvature of a curve to the right; THENCE Southwesterly along said centerline being a curve with a radius of 440 feet, a curve distance of 128.42 feet for a point of BEGINNING; THENCE continuing along said curve with a radius of 440 feet, a curve distance of S57°58'12"E, a distance of 162.71 feet to a point 20 feet Northwest of the Southeasterly line of said Lot 18; THENCE N44°06'06"E parallel with the Southeasterly line of said Lots 17 and 18, a distance of 185.05 feet; THENCE N00°50'34"W parallel with the East line of said Lot 14, a distance of 49.86 feet; THENCE S88°51'09"W, a distance of 228.80 feet to the point of BEGINNING, containing 31,626.77 square feet more or less.

PARCEL D:

That part of Lots 14, 15 and 16, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as BEGINNING at a point on the North line of said Lot 14, point being 20 feet West of the Northeast corner of said Lot 14; THENCE S88°52'33"W along the North line of said Lot 14, a distance of 230.81 feet to the centerline of said vacated Mesita Drive; THENCE S01°07'28"E along the centerline of said Mesita Drive, a distance of 0.26 feet the point of curvature of a curve to the right; THENCE Southwesterly along said centerline being a curve with a radius of 440 feet, a curve distance of 128.42 feet; THENCE N88°51'09"E, a distance of 228.80 feet to a point 20.00 feet West of the East line of said Lot 14; THENCE N00°50'34"W parallel with said East line, a distance of 126.77 feet to the point of BEGINNING, containing 27,473.79 square feet more or less.



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30146124

Receipt #: 2289089
Pages Recorded: 2

Recording Fee: \$38.00¹

Cashier: Hebeque

Authorized By: *Tonya Buckingham*

Date Recorded: 03/11/2022 01:01:14 PM



QUITCLAIM DEED

Whereas, pursuant to a Quitclaim Deed dated December 14, 2020 and filed of record with the Sedgwick County Register of Deeds Office as Doc.#/FLM-PG: 30025273 (the "December Deed"), Baltimore Exchange, LLC conveyed certain property to Exodus Church Wichita;

Whereas, the December Deed, as filed, in addition to the actual legal description of the property that was to be conveyed to Grantor (which was legally described and set forth on the page entitled "Exhibit A" to the December Deed), also erroneously included on the third page of the filed December Deed a diagram of certain real property owned by Baltimore which was not a part of the conveyance; and

Whereas, the Grantor and Baltimore Exchange, LLC desire to have this deed filed of record to vest in Baltimore Exchange, LLC any interest that Grantor may have in the real property described on Exhibit A to this Quitclaim Deed due to the erroneous inclusion in the December Deed of the diagram of the Baltimore Exchange, LLC property that was not a part of the conveyance to Grantor.

Exodus Church Wichita, a Kansas not-for-profit corporation ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration, hereby quitclaims to Baltimore Exchange, LLC, a Kansas limited liability company, all of Grantor's right, title and interest in and to that certain tract of real property described as:

See Exhibit A attached hereto and incorporated by this reference herein. ✓

This conveyance is made subject to all easements, declarations, restrictions, rights-of-way, liens, encumbrances, and other matters of record.

Executed as of the 8th day of March, 2022.

Grantor:

Exodus Church Wichita

By: *[Signature]*

Name: Kyle Lammott

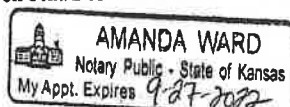
Title: Elder and Pastor

STATE OF KANSAS)

) ss:

COUNTY OF SEDGWICK)

This instrument was acknowledged before me on the 8th day of March, 2022 by Kyle Lammott in such person's capacity as Elder and Pastor of Exodus Church Wichita, a Kansas not-for-profit corporation, for and on behalf of said Church. Elder and



[Signature]
Notary Public

My appointment expires: 9-27-2022

The transfer of title set forth in this instrument is exempt from the requirement of a Sales Validation Questionnaire as it is filed for the purpose of clearing a title encumbrance (exemption #12).

38.00
rec'd

Debbie B.

7

EXHIBIT A
Legal Description of Property

PARCEL A:

That part of Lots 20, 21, 22 and 23, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as BEGINNING at a point on the Southwesterly line of said Lot 23, point being 20 feet Northwest of the most Southern corner of said Lot 23; THENCE N44°06'06"E parallel with the Southeasterly lines of said Lots 20, 21, 22 and 23, a distance of 170.81 feet; THENCE N45°41'51"W, a distance of 43.41 feet; THENCE N43°58'28"E, a distance of 15.88 feet; THENCE N45°54'56"W, a distance of 99.55 feet to the centerline of said vacated; Mesita Drive; THENCE S44°41'10"W along the centerline of said vacated Mesita Drive, a distance of 187.14 feet to the Southwesterly line of said Lot 23 extended; THENCE S44°06'05"E, a distance of 144.82 feet to the point of BEGINNING, containing 26,211.73 square feet more or less.

PARCEL B:

That part of Lots 18, 19, 20 and 21, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as COMMENCING at a point on the Southwesterly line of said Lot 23, point being 20 feet Northwest of the most Southern corner of said Lot 23; THENCE N44°06'06"E parallel with the Southeasterly lines of said Lots 20, 21, 22 and 23, a distance of 170.81 feet for a point of BEGINNING; THENCE N45°41'51"W, a distance of 43.41 feet; THENCE N43°58'28"E, a distance of 15.88 feet; THENCE N45°54'56"W, a distance of 99.55 feet to the centerline of said vacated; Mesita Drive; THENCE N44°41'10"W along the centerline of said Mesita Drive, a distance of 2.97 feet to the point of curvature of a curve to the left; THENCE Northeasterly along said centerline being a curve with a radius of 440 feet, a curve distance of 118.25 feet; THENCE S57°58'12"E, a distance of 182.71 feet to a point 20 feet Northwesterly of the Southeasterly line of said Lot 18; THENCE S44°06'06"W parallel with the Southeasterly lines of Lots 18, 19, 20 and 21, 169.78 feet the point of BEGINNING, containing 21,165.88 square feet more or less.

PARCEL C:

That part of Lots 14, 15, 16, 17 and 18, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as COMMENCING at a point on the North line of said Lot 14, point being 20 feet West of the Northeast corner of said Lot 14; THENCE S88°52'33"W along the North line of said Lot 14, a distance of 230.81 feet to the centerline of said vacated Mesita Drive; THENCE S01°07'28"E along the centerline of said Mesita Drive, a distance of 0.26 feet the point of curvature of a curve to the right; THENCE Southwesterly along said centerline being a curve with a radius of 440 feet, a curve distance of 128.42 feet for a point of BEGINNING; THENCE continuing along said curve with a radius of 440 feet, a curve distance of S57°58'12"E, a distance of 182.71 feet to a point 20 feet Northwesterly of the Southeasterly line of said Lot 18; THENCE N44°06'06"E parallel with the Southeasterly line of said Lots 17 and 18, a distance of 185.05 feet; THENCE N00°50'34"W parallel with the East line of said Lot 14, a distance of 48.88 feet; THENCE S88°51'09"W, a distance of 228.80 feet to the point of BEGINNING, containing 31,626.77 square feet more or less.

PARCEL D:

That part of Lots 14, 15 and 16, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as BEGINNING at a point on the North line of said Lot 14, point being 20 feet West of the Northeast corner of said Lot 14; THENCE S88°52'33"W along the North line of said Lot 14, a distance of 230.81 feet to the centerline of said vacated Mesita Drive; THENCE S01°07'28"E along the centerline of said Mesita Drive, a distance of 0.26 feet the point of curvature of a curve to the right; THENCE Southwesterly along said centerline being a curve with a radius of 440 feet, a curve distance of 128.42 feet; THENCE N88°51'09"E, a distance of 228.80 feet to a point 20.00 feet West of the East line of said Lot 14; THENCE N00°50'34"W parallel with said East line, a distance of 126.77 feet to the point of BEGINNING, containing 27,473.79 square feet more or less.



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30026327
Receipt #: 2213491
Pages Recorded: 4
Recording Fee: \$72.00

Cashier: leclerk
Authorized By: *Tonya Buckingham*
Date Recorded: 01/22/2021 04:17:02 PM



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30033273
Receipt #: 2218123
Pages Recorded: 4
Recording Fee: \$72.00

Cashier: ghunt
Authorized By: *Tonya Buckingham*
Date Recorded: 02/17/2021 04:03:47 PM



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30013352
Receipt #: 2204847
Pages Recorded: 3
Recording Fee: \$55.00

Cashier: jfisher
Authorized By: *Tonya Buckingham*
Date Recorded: 12/07/2020 04:09:17 PM



RE-FILED

Please do not remove this cover page, it has become part of this document

Grantor	ARMSTRONG DONALD C LS 780
Grantee	WOMERS SECOND ADDITION
Type of Document	PLAT.LTSP
Recording Fees	\$55.00
Mtg Reg Tax	\$0.00
Total Amount	\$55.00
Return Address	ARMSTRONG LAND SURVEY PA RETURNED TO CUSTOMER



EXHIBIT "A"

PARCEL A:

That part of Lots 20, 21, 22 and 23, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as BEGINNING at a point on the Southwesterly line of said Lot 23, point being 20 feet Northwest of the most Southern corner of said Lot 23; THENCE N44°06'06"E parallel with the Southeasterly lines of said Lots 20, 21, 22 and 23, a distance of 170.61 feet; THENCE N45°41'51"W, a distance of 43.41 feet; THENCE N43°56'28"E, a distance of 15.88 feet; THENCE N45°54'56"W, a distance of 99.55 feet to the centerline of said vacated; Mesita Drive; THENCE S44°41'10"W along the centerline of said vacated Mesita Drive, a distance of 187.14 feet to the Southwesterly line of said Lot 23 extended; THENCE S44°06'05"E, a distance of 144.92 feet to the point of BEGINNING, containing 26,211.73 square feet more or less.

PARCEL B:

That part of Lots 18, 19, 20 and 21, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as COMMENCING at a point on the Southwesterly line of said Lot 23, point being 20 feet Northwest of the most Southern corner of said Lot 23; THENCE N44°06'06"E parallel with the Southeasterly lines of said Lots 20, 21, 22 and 23, a distance of 170.61 feet for a point of BEGINNING; THENCE N45°41'51"W, a distance of 43.41 feet; THENCE N43°56'28"E, a distance of 15.88 feet; THENCE N45°54'56"W, a distance of 99.55 feet to the centerline of said vacated; Mesita Drive; THENCE N44°41'10"W along the centerline of said Mesita Drive, a distance of 2.97 feet to the point of curvature of a curve to the left; THENCE Northeasterly along said centerline being a curve with a radius of 440 feet, a curve distance of 118.25 feet; THENCE S57°58'12"E, a distance of 162.71 feet to a point 20 feet Northwest of the Southeasterly line of said Lot 18; THENCE S44°06'06"W parallel with the Southeasterly lines of Lots 18, 19, 20 and 21, 169.78 feet the point of BEGINNING, containing 21,165.88 square feet more or less.

PARCEL C:

That part of Lots 14, 15, 16, 17 and 18, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as COMMENCING at a point on the North line of said Lot 14, point being 20 feet West of the Northeast corner of said Lot 14; THENCE ~~210.81~~ ^{pca} S88°52'33"W along the North line of said Lot 14, a distance of ~~230.81~~ feet to the centerline of said vacated Mesita Drive; THENCE S01°07'28"E along the centerline of said Mesita Drive, a distance of 0.26 feet the point of curvature of a curve to the right; THENCE Southwesterly along said centerline being a curve with a radius of 440 feet, a curve distance of 128.42 feet for a point of BEGINNING; THENCE continuing along said curve with a radius of 440 feet, a curve distance of ~~S57°58'12"E, a distance of~~ ^{pca} 162.71 feet to a point 20 feet Northwest of the Southeasterly line of said Lot 18; THENCE ~~N44°06'06"E parallel with the Southeasterly line of said Lots 17 and 18, a distance of 185.05 feet;~~ ^{99.33 feet;} THENCE N00°50'34"W parallel with the East line of said Lot 14, a distance of 49.86 feet; THENCE S88°51'09"W, a distance of 228.80 feet to the point of BEGINNING, containing 31,626.77 square feet more or less. _{THENCE}

PARCEL D:

^{pca} That part of Lots 14, 15 and 16, Block 1, Womers Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as BEGINNING at a point on the North line of said Lot 14, point being 20 feet West of the Northeast corner of said Lot 14; THENCE S88°52'33"W along the North line of said Lot 14, a distance of ~~230.81~~ ^{210.81} feet to the centerline of said vacated Mesita Drive; THENCE S01°07'28"E along the centerline of said Mesita Drive, a distance of 0.26 feet the point of curvature of a curve to the right; THENCE Southwesterly along said centerline being a curve with a radius of 440 feet, a curve distance of 128.42 feet; THENCE N88°51'09"E, a distance of 228.80 feet to a point 20.00 feet West of the East line of said Lot 14; THENCE N00°50'34"W parallel with said East line, a distance of 126.77 feet to the point of BEGINNING, containing 27,473.79 square feet more or less.

LOT SPLIT

LEGAL DESCRIPTION:

(see Exhibit "A")



City of Wichita
Sedgwick County
State of Kansas

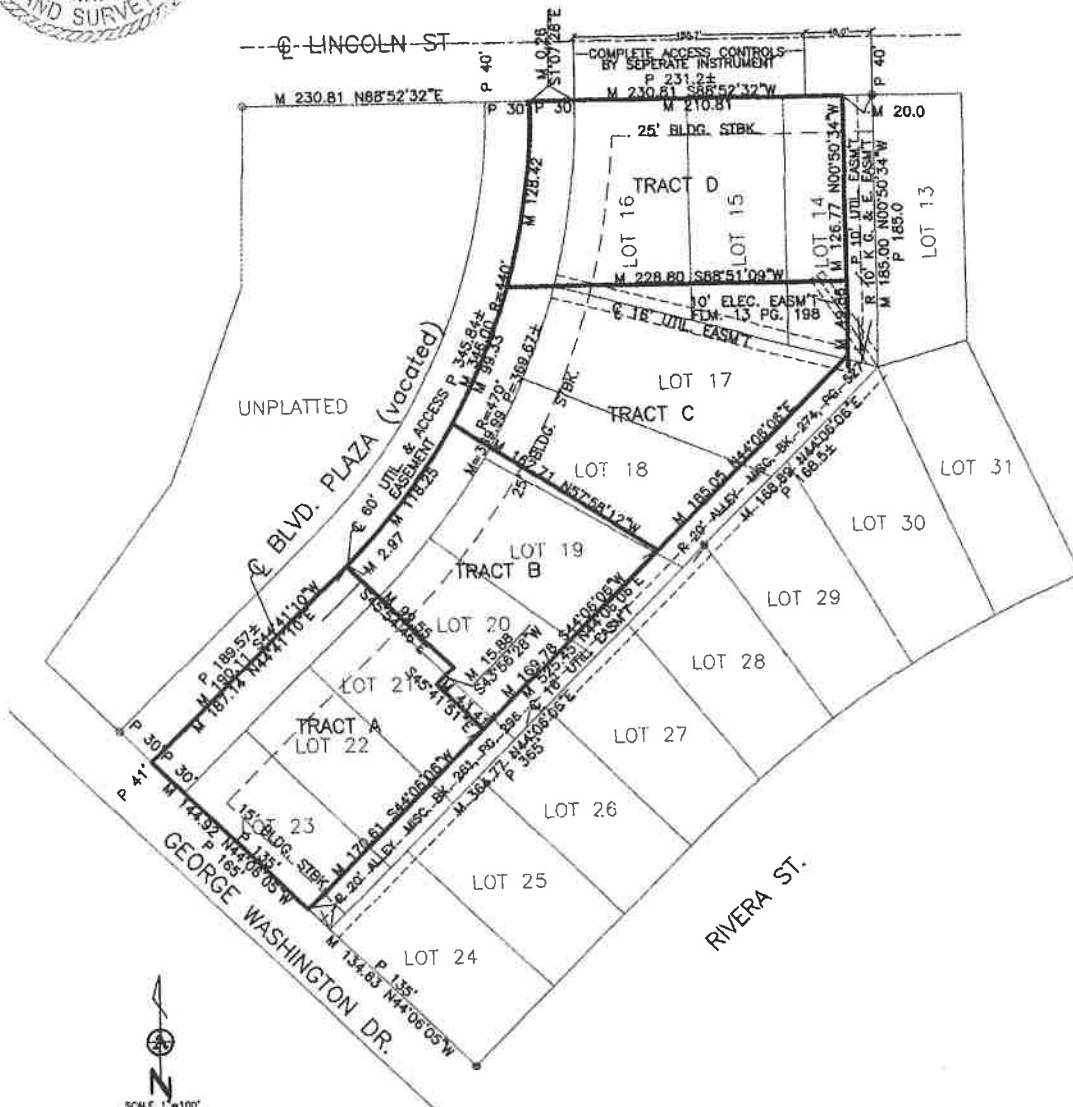
Lot Split No. LSP2020-00006
ss copy 1 of 2

I, Scott Wadle, Interim Director of Planning, Wichita Sedgwick County Metropolitan Area Planning Department do hereby certify under the authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp is affixed has been approved.

Given under my hand and seal this 10th day of July, 2020

Scott Wadle

Scott Wadle, Interim Director of Planning



- - "LS-780" capped rebar set
- - 1/2" iron pipe found
- - 3/4" iron pipe found
- - omitted "Y" in concrete found
- - omitted "X" in concrete found



**ARMSTRONG
LAND SURVEY, P.A.**

1501 E. HARRY
WICHITA, KS 67211
PH. (316) 283-0082
survey@armstrong.kcemail.com

The space above is reserved for REGISTER OF DEEDS

AFFIDAVIT – DOCUMENT RE-FILE
FOR USE ONLY IN SEDGWICK COUNTY, KS

STATE OF Kansas)
)
COUNTY OF Sedgwick)

SS:

I, Donald C. Armstrong do state that I have personal knowledge of the statements and
(PRINT NAME OF AFFIANT)
representations set forth in this affidavit.

INSTRUMENT INFORMATION:

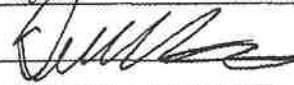
BOOK	PAGE	STATE CORRECTION
3002	6327	Legal descripton error

(State specifically the correction being made in the space above AND ON THE DOCUMENT BEING REFILED)

As the affiant, I have the full authority from the signatories of the document to correct the error described above.

I, the undersigned and his/her company will indemnify and hold harmless the Register of Deeds of Sedgwick County, Kansas, from and against any and all loss, cost, or liability arising from the correction of the aforesaid error.

Affiant's Signature:

X 

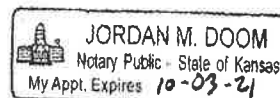
Donald C. Armstrong
PRINT NAME

TITLE/COMPANY

SUBSCRIBED AND SWORN TO before me on FEBRUARY 17, 2021
DATE


Notary Public

OCTOBER 3, 2021
My term expires



The space below is reserved for REGISTER OF DEEDS

 First American Title™	ALTA Commitment for Title Insurance
	Issued By 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 EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

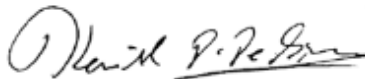
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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



Security 1st Title

Josh Troyer
727 N Waco Ave
Wichita, KS 67203
Ste 300
(316) 293-1665 (Work)
jtroyer@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:	Security 1st Title	Buyer:	A legal entity to be determined
Issuing Office:		Title Contact:	Josh Troyer
ALTA Universal ID:	1010831		727 N Waco Ave
Loan ID Number:			Wichita, KS 67203
Commitment No.:	C-JT3016497		Ste 300
Property Address:	2709 E. Boulevard Plaza		(316) 293-1665 (Work)
	Wichita, KS 67211		jtroyer@security1st.com

SCHEDULE A

1. Commitment Date:

01/30/2023 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:

Baltimore Exchange, LLC, a Kansas limited liability company

5. The Land is described as follows:

Property description set forth in Exhibit A attached hereto and made a part hereof.

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

Commitment No.: C-JT3016497

Exhibit A

That part of Lots 20, 21, 22, and 23, Block 1, Womer's Second Addition to Wichita, Sedgwick County, Kansas, AND that portion of vacated Mesita Drive described as beginning at a point on the southwesterly line of said Lot 23, said point being 20 feet northwest of the most southern corner of said Lot 23; thence N 44°06'06" E parallel with the southeasterly lines of said Lots 20, 21, 22, and 23, a distance of 170.61 feet; thence N 45°41'51" W, a distance of 43.41 feet; thence N 43°56'28" E, a distance of 15.88 feet; thence N 45°54'56" W, a distance of 99.55 feet to the centerline of said vacated Mesita Drive; thence S 44°41'10" W along the centerline of said vacated Mesita Drive, a distance of 187.14 feet to the southwesterly line of said Lot 23 extended; thence S 44°06'05" E, a distance of 144.92 feet to the point of beginning.

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

Commitment No.: C-JT3016497

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. **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.**
6. **File a partial release of the Mortgage dated April 12, 2022, recorded April 15, 2022, as Doc#/Flm-Pg: [30155734](#), made by Baltimore Exchange LLC, a Kansas limited liability company, to Capitol Federal Savings Bank, in the amount of \$408,000.00.**
7. **File a partial release of the Assignment of Rents dated April 12, 2022, recorded April 15, 2022, as Doc#/Flm-Pg: [30155735](#), made by Baltimore Exchange LLC, a Kansas limited liability company, to Capitol Federal Savings Bank.**
8. **We have a copy of the Articles of Organization dated June 22, 2015 and a copy of the Operating Agreement dated June 23, 2015 of Baltimore Exchange, 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 Baltimore Exchange, LLC must:

1. Be executed in the limited liability company name, and
 2. Be signed by Talal Adnan Timsah, Manager.
9. **File a Warranty Deed from Baltimore Exchange, LLC, a Kansas limited liability company, to a buyer to be determined.**

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.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

10. 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
	Issued By First American Title Insurance Company
Schedule BII	

Commitment No.: C-JT3016497

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 \$3,365.56.**

First Installment: \$1,682.78, PAID

Second Installment: \$1,682.78, DUE, but not delinquent until after May 10, 2023

Property I.D. # C-15429

PIN # 00160984

8. **The following matters shown on or disclosed by the recorded plat referred to in the legal description: building setback lines and easements.**
9. **Easements, if any, for public utilities installed in, under, or upon the vacated Mesita Drive prior to the vacation thereof, and for which no notice appears in the Official Records.**
10. **An easement for utilities, recorded as Misc. Book 249, Page [1](#).
In favor of: Kansas Gas & Electric Company
Affects: a portion of subject property**
11. **Affidavit by a Kansas Gas and Electric Company employee claiming right-of-way over a portion of subject property recorded in/on Film 13, Page [198](#)**
12. **Terms and provisions of the lot split filed on Doc#/Flm-Pg: [30013352](#), refiled on Doc#/Flm-Pg: [30026327](#) and Doc#/Flm-Pg: [30033273](#).**

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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 a resolution filed on Film 236, Page [1192](#).
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?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us 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.
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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