



AUCTION DIVISION

PROPERTY INFORMATION



**343 SOUTH IDA AVENUE
WICHITA, KS 67211**

**ONLINE ONLY - Bidding Ends
TUESDAY APRIL 4, 2023 @ 2:00 PM CT**



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



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DEMOGRAPHICS



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-125-21-0-43-03-013.00-

Quick Ref: R88140

Tax Year: 2022

Run Date: 1/30/2023 9:54:44 AM

OWNER NAME AND MAILING ADDRESS

KOCHARM LLC
CHISHOLM CREEK INVESTMENTS LLC
1841 N ROCK RD UNIT 200

WICHITA, KS 67206

PROPERTY SITUS ADDRESS

343 S IDA AVE
WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 3640 Warehouse-offi Sfx: 1
Activity: 3120 Primarily goods storage or ha
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: 878.1 878.1
Economic Adj. Factor:
Map / Routing: C- / 125210430301300
School District: 0602 USD 259
Legacy ID: 00126487
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 109-111 IDA AVE. HUNTER'S SUB.



Image Date: 05/17/2019

PROPERTY FACTORS

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

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
02/14/2019	1:15 PM	8	QC	433		
02/07/2019	2:45 PM	6	RE	485		
10/29/2013	11:45 AM	6	RE	487		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
09-00426	26,865	Roof	02/04/2009	C	100

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	12.300	119.400	131.700
Total	12.300	119.400	131.700

2021 APPRAISED VALUE

Cls	Land	Building	Total
C	12,300	107,700	120,000
Total	12,300	107,700	120,000

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	7,000											63	10,000.00	1.75	1.75	1.75	1.76	12,300

Total Market Land Value 12,300



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GENERAL BUILDING INFORMATION										APARTMENT DATA								CALCULATED VALUES															
Situs: 343 S IDA AVE WICHITA, KS 67211										1		2		3		4		5		6		7		8		Cost Land:				12,300			
LBCS Structure Code: 2735-Office/warehouse										Units:																		Cost Building:				88,630	
Bldg No. & Name: 1 1-CUTTING EDGE										BR Type:																		Cost Total:				100,930	
Identical Units: 1 No. of Units:										Baths:																		Ag Use Land:				0	
Total Bldg Area: 5,000 Unit Type:																										Ag Buildings:				0			
MS Mult: MS Zip:																										Misc. Buildings:				0			
IMPROVEMENT COST SUMMARY																										Manufactured Homes:				0			
Building RCN: 253,470																										Income Value:				0			
Mkt Adj: 100 Eco Adj:																										Market Value:							
Building Value: 86,180																										MRA Value:							
Other Improvement RCN: 10,220																										New Construction:				0			
Other Improvement Value: 2,450																										Indexed Value:				0			
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	406-Storage Warehouse			C	2.00	1966		01 / 01		5,000	300	16	3	2				045			0	253,470	34	86,180									
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	1966			10	8		1.00		3	2					0	10,220	24	2,450									
COMMERCIAL BUILDING SECTION COMPONENTS													OTHER BUILDING IMPROVEMENT COMPONENTS																				
Sec	Code			Units	Pct	Size	Other	Rank	Year	No.	Code			Units	Pct	Size	Other	Rank	Year														
1	812-Concrete Block				83					1	8355-Paving, Concrete with Base			1,900																			
1	805-Brick with Block Back-up				17																												
1	606-Space Heater				100																												



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-125-21-0-43-03-013.00-

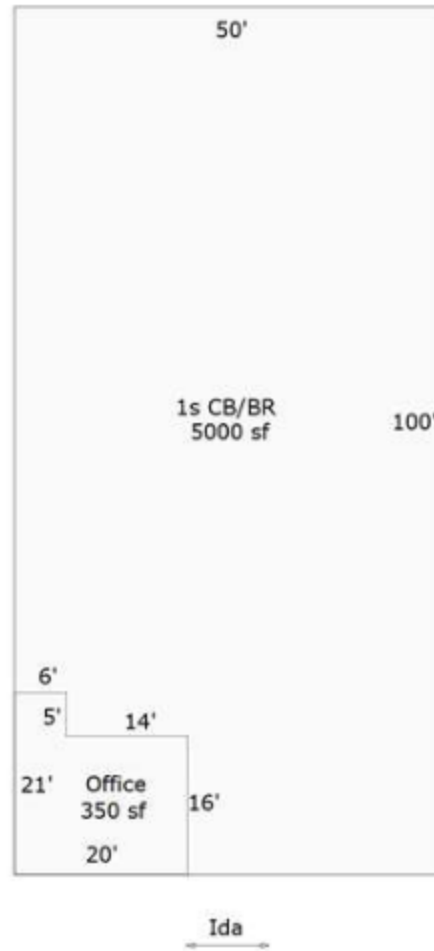
Quick Ref: R88140

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Plot Plan Sketch

125-21-0-43-03-013.00
Updated 2/19 #433



Shaded to show sketch

Property Information Report

Owner Name: KOCHARM LLC
PIN Number: 00126487
AIN: 087-125-21-0-43-03-013.00
Geocode: B 06948
Tax Unit: 67-02

Owner Address

Owner Name: KOCHARM LLC
Owner Address: 1841 N ROCK RD STE 200
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67206

Property Address

Property Address: 343 S IDA AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67211

Appraised Values

Appraised Land Value: \$12,300
Appraised Improvement Value: \$119,400
Appraised Total Value: \$131,700

Assessed Values

Assessed Land Value: \$3,075
Assessed Improvement Value: \$29,850
Assessed Total Value: \$32,925

Land Information

Total Acres: 0.161
Total Square Feet: 7,000

**Abbreviated
Legal
Description:**

LOTS 109-111 IDA AVE. HUNTER'S SUB.

Improvement Information

Year Built: 1966
Year Last Sold: 2022
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 878.1

Living Unit: N/A
Bedrooms: N/A
Bathrooms: N/A
Half Bath: N/A

Total Sq Ft: 5000
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Taxes and Appraisals

343 S IDA AVE WICHITA

Property Description

Legal Description	LOTS 109-111 IDA AVE. HUNTER'S SUB.
Owner	KOCHARM LLC
Mailing Address	1841 N ROCK RD STE 200 WICHITA KS 67206
Geo Code	B 06948
PIN	00126487
AIN	125210430301300
Tax Unit	6702 001 WICHITA U-259
Land Use	3640 Warehouse-office combination
Market Land Square Feet	7,000
2022 Total Acres	.16
2022 Appraisal	\$131,700
2022 Assessment	\$32,925

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-CUTTING EDGE (Storage Warehouse)		1966	5,000

More Details View the Property Record Card for full property details

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$12,300	\$119,400	\$131,700	+10%
2021	Commercial / Industrial	\$12,300	\$107,700	\$120,000	
2020	Commercial / Industrial	\$12,300	\$107,700	\$120,000	-8%
2019	Commercial / Industrial	\$12,300	\$117,700	\$130,000	
2018	Commercial / Industrial	\$12,300	\$117,700	\$130,000	+4%
2017	Commercial / Industrial	\$12,300	\$112,700	\$125,000	
2016	Commercial / Industrial	\$12,300	\$112,700	\$125,000	
2015	Commercial / Industrial	\$12,300	\$112,700	\$125,000	
2014	Commercial / Industrial	\$12,300	\$112,700	\$125,000	+9%
2013	Commercial / Industrial	\$12,300	\$102,700	\$115,000	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2022	Commercial / Industrial	\$3,075	\$29,850	\$32,925	+10%
2021	Commercial / Industrial	\$3,075	\$26,925	\$30,000	
2020	Commercial / Industrial	\$3,075	\$26,925	\$30,000	-8%
2019	Commercial / Industrial	\$3,075	\$29,425	\$32,500	
2018	Commercial / Industrial	\$3,075	\$29,425	\$32,500	+4%
2017	Commercial / Industrial	\$3,075	\$28,175	\$31,250	

Year	Class	Land	Improvements	Total	Change
2016	Commercial / Industrial	\$3,075	\$28,175	\$31,250	
2015	Commercial / Industrial	\$3,075	\$28,175	\$31,250	
2014	Commercial / Industrial	\$3,075	\$28,175	\$31,250	+9%
2013	Commercial / Industrial	\$3,075	\$25,675	\$28,750	

2022 Tax Year Special Assessments

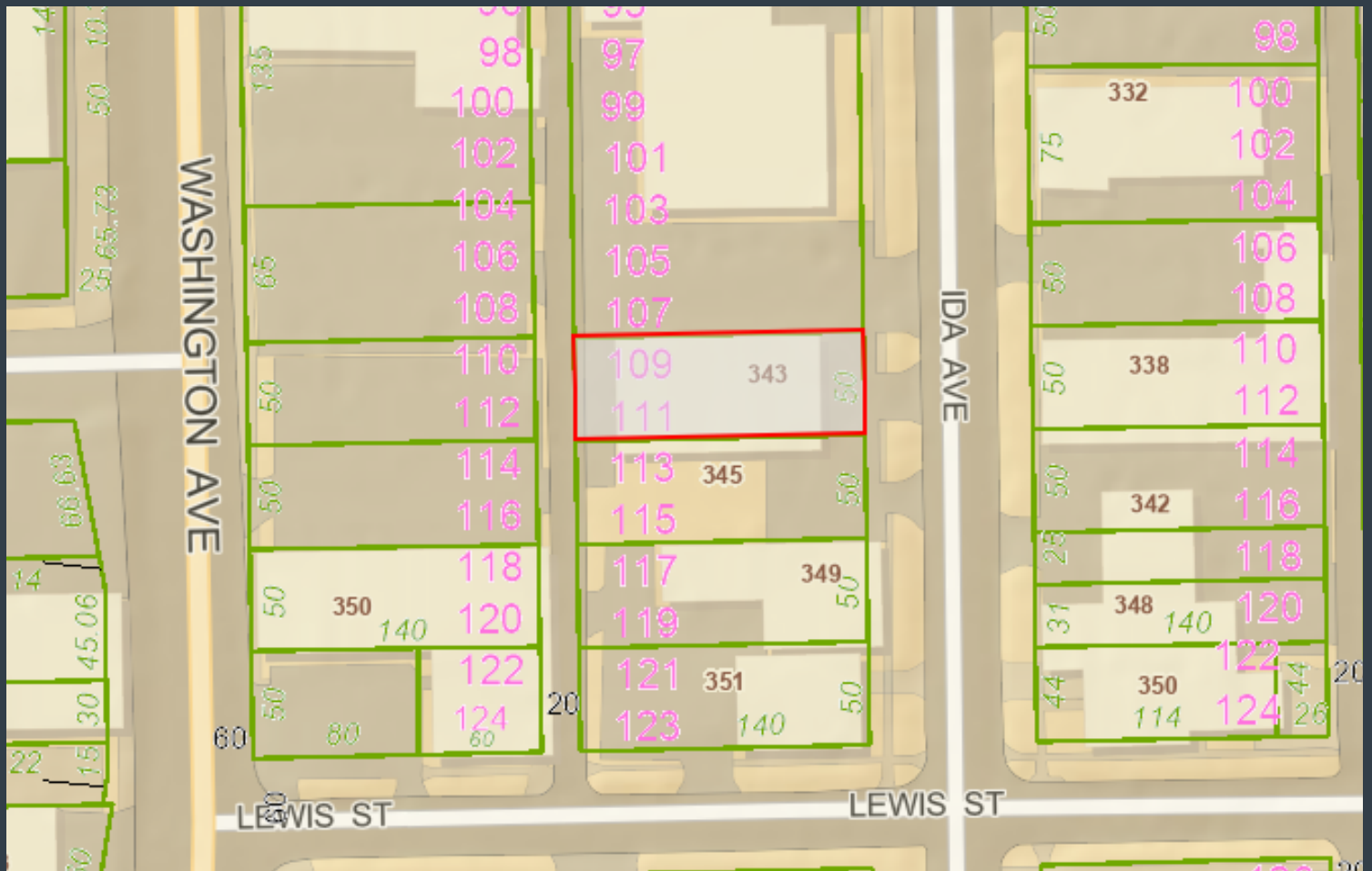
Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.11
Totals:		\$0.00	\$0.00	\$7.11

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$3,790.14	\$7.11	\$0.00	\$0.00	\$3,797.25	\$1,898.63	\$1,898.62
2021	116.142000	\$3,484.26	\$6.81	\$0.00	\$0.00	\$3,491.07	\$3,491.07	\$0.00
2020	116.599000	\$3,497.97	\$6.71	\$0.00	\$0.00	\$3,504.68	\$3,504.68	\$0.00
2019	116.788000	\$3,795.60	\$6.71	\$17.90	\$16.00	\$3,836.21	\$3,836.21	\$0.00
2018	117.213000	\$3,809.45	\$5.58	\$0.00	\$0.00	\$3,815.03	\$3,815.03	\$0.00
2017	117.294000	\$3,665.47	\$5.58	\$0.00	\$0.00	\$3,671.05	\$3,671.05	\$0.00
2016	117.201000	\$3,662.55	\$4.58	\$0.00	\$0.00	\$3,667.13	\$3,667.13	\$0.00
2015	119.845000	\$3,745.15	\$4.58	\$0.00	\$0.00	\$3,749.73	\$3,749.73	\$0.00
2014	117.365011	\$3,667.65	\$5.94	\$0.00	\$0.00	\$3,673.59	\$3,673.59	\$0.00
2013	120.600691	\$3,467.26	\$5.94	\$0.00	\$0.00	\$3,473.20	\$3,473.20	\$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	



LEASE AGREEMENT

THIS AGREEMENT, is made and entered into this ____ day of May, 2009,

BY AND BETWEEN

REMINGTON INVESTMENT GROUP, LLC
hereinafter called "Landlord"

AND

Lance S. Toguchi d/b/a Cutting Edge
hereinafter called "Tenant"

whether said Landlord or said Tenant is one or more or an individual, partnership, corporation, or other,

WITNESSETH:

WHEREAS, Landlord is the owner of certain real property, together with the improvements thereon and appurtenances thereto, hereinafter described, and Tenant desires to rent said real property and the said improvements and appurtenances.

NOW, THEREFORE, in consideration of the premises, the parties hereto agree as follows:

1. Landlord hereby lets and leases unto the Tenant the premises commonly known as 343 S. Ida, Wichita, Kansas and covering approximately 5,000 square feet, the same being an industrial building, for a period of three (3) years, commencing on the 1st day of June, 2009, and terminating May 31, 2012. Tenant shall use said leased premises for operating a tile and grout business and such other related and similar enterprises as Tenant may desire. Tenant accepts the premises in its "as is" condition.

Tenant shall take occupancy of the premises upon full execution of this Lease Agreement.

2. As rent for said premises, Tenant shall pay to Landlord the sum of Forty-Three Thousand, Two Hundred and No/100 Dollars (\$43,200.00), payable \$1,000.00, as first month's rental and \$1,000.00 as a security deposit, on the execution of this agreement. Tenant shall be responsible for payment of rent on the 1st day of each month in the following manner:

Year 1: June 1, 2009-May 31, 2010: \$12,000 per year payable \$1,000.00 per month.

Year 2: June 1, 2010-May 31, 2011: \$14,400 per year payable \$1,200.00 per month.

Year 3: June 1, 2011-May 31, 2012: \$16,800 per year payable \$1,400.00 per month.

If any installment of rental is not received by Landlord within ten (10) days after such amount shall be due, then, without any required notice to Tenant, Tenant shall pay to Landlord a late charge equal to 10% of the overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute

a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder. ...

(a) Landlord shall pay all taxes and assessments levied against the leased property; Tenant shall pay all personal property taxes levied against its property as and when the same shall be due and payable. Tenant shall be responsible for any increase in taxes over the base year of 2009.

(b) Landlord shall carry and pay for fire and extended insurance coverage on said leased property. Tenant shall not allow any act or business on the leased premises that will make void or voidable any fire insurance now on or hereafter obtained on said premises or building. Tenant shall be responsible for any increase in insurance over the base year of 2009.

(c) Tenant shall secure and maintain public liability insurance under which the Landlord shall be named as an insured, properly protecting and indemnifying the Landlord in an amount not less than One Million and No/100 Dollars (\$1,000,000) for injury or damage to any one person (including death), not less than One Million and No/100 Dollars (\$1,000,000) for any one accident, and One Million and No/100 Dollars (\$1,000,000) for property damage; or a One Million and No/100 Dollars (\$1,000,000) combined single limit per occurrence. The Tenant shall furnish to the Landlord a certificate or certificates of such insurance.

(d) Each party hereto hereby waives all claims for recovery from the other party for any losses or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject, however, to the limitation that this waiver shall apply only when permitted by the applicable policy of insurance.

(e) Tenant shall maintain and pay for all light, heat, gas, water, and all other utilities used by it in, on, or about the leased premises and shall contract for the same in Tenant's own name. Tenant shall be responsible for lawn maintenance of the premises.

(f) Tenant shall keep and maintain the interior of said premises and all appurtenances thereto in good condition and repair at Tenant's sole expense, and will return the same in good condition and repair at the termination of this lease or any renewal thereof, ordinary wear and tear excepted. Tenant shall contract with a reputable HVAC service provider or technician approved by Landlord to provide bi-annual checks and routine preventative maintenance to the HVAC equipment at Tenant's sole expense. Jeff Temming is approved by the Landlord to perform this service. Tenant shall replace the filters bi-monthly at Tenant's sole cost and expense and provide Landlord proof of the same. Tenant shall provide Landlord a copy of the maintenance contract within ten (10) days of engagement or renewal of the service contract. Landlord shall be responsible for the repair and/or replacement of the roof, structure, and HVAC systems of the premises. Landlord shall further be responsible for replacement of the component parts of the HVAC system.

Landlord warrants that all interior systems are in good working order.

Landlord, at its sole cost and expense, agrees to install security lights in the front and rear of the building. One security light will be installed in the front of the building, and a second security light will be installed in the rear of the building.

3. In the event of damage to said building or premises by casualty or otherwise, Landlord shall not be liable for any damage to Tenant's merchandise or property excluding Landlord's neglect.

4. Tenant shall at all times during the term of this lease indemnify, pay for, protect, defend and save harmless the Landlord from and against any and all claims, costs, charges, liabilities, or attorneys' fees arising from damage or injury, actual or claimed, of whatsoever kind or character, to persons or property, occurring in, on, or about the leased premises.

5. Tenant is given the right to make such additions, alterations, changes, and improvements in and to the leased premises as from time to time Tenant may deem necessary or advisable; provided that such additions, alterations, changes, or improvements do not adversely affect the structural strength of any building or improvement then upon the leased premises.

All additions, alterations, changes, improvements, and repairs made by the Tenant shall be made at the sole cost and expense of the Tenant in a good and workmanlike manner and in accordance with all building laws and ordinances and other valid regulations, ordinances and laws then in force relating thereto; and all such additions, alterations, changes, improvements, and repairs made by the Tenant in and to the premises hereby leased shall, when made, become a part of the leased premises and upon the termination of this lease shall remain with and be surrendered except as hereinafter stated in respect to trade fixtures.

Tenant is hereby granted permission to affix such signs, displays, and advertising material upon the exterior walls of the building as Tenant shall desire; provided, however, said Tenant shall not paint such signs, displays, and advertising material upon the face of the present premises; and provided, further, that all such signs, displays, and advertising material affixed to such building shall be done in accordance with the laws and ordinances of the City, County, and State; and in removing such signs, displays, and advertising material Tenant shall repair in a good and workmanlike manner any damage caused by the affixing of such signs, displays, and advertising material or the removal thereof.

6. Tenant shall not do or suffer anything to be done whereby the leased premises or any part thereof may be encumbered by a mechanic's or similar lien and if, whenever and as often as any mechanic's or similar lien is filed against the leased premises or any part thereof purporting to be for or on account of any labor, material or services furnished in connection with any work in or about the leased premises done by, for or under the authority of the Tenant or anyone claiming by, through or under the Tenant, the Tenant shall secure the discharge thereof within thirty (30) days after the date of filing; provided, however, that the Tenant shall have the right to contest any such mechanic's or other lien filed against the leased premises or any part thereof if within such thirty-day period it notifies the Landlord of its intention so to do, diligently prosecutes any such contest, at all times effectually prevents any official or judicial sale of the leased premises under execution or otherwise, pays or otherwise satisfies any final judgment rendered on said contested lien claim and thereafter promptly procures record satisfaction or release thereof.

7. If said building shall become damaged during the term of the lease, by reason of fire or other casualty, so damaged that the Landlord shall decline to recondition, either temporarily or permanently, then the term shall cease, and the accrued rent shall be paid up to the

time of the fire or other casualty with no further obligation of either party hereunder to recognize this lease if the building be later rebuilt. In the event, however, Landlord shall decide to-rebuild, recondition, or repair said building immediately, the rent during the restoration period shall abate in proportion to the damage sustained to the leased premises.

8. Landlord and its agents shall have the right to enter upon leased premises at all reasonable times during the term hereof for the purpose of examining and inspecting the same, it being understood that Landlord assumes no obligations by reason of such inspection.

9. Tenant shall not assign this lease or sublet or sublease the said premise, or any part thereof, or permit any other person, firm, or corporation to occupy the leased premises, or any part thereof, without the written consent of said Landlord.

10. In the event of the failure of the Tenant to pay rent promptly when due or if the Tenant shall fail to comply with or perform any of the other terms, covenants, or conditions of this lease for a period of fifteen (15) days after notice by the Landlord, or if Tenant shall abandon or vacate the leased premises or any part thereof before the end of said term, or if the Tenant shall be adjudicated bankrupt or insolvent according to law or shall make an assignment for the benefit of creditors, or in the event of an involuntary assignment or attachment of or levy on Tenant's interest herein, or if Tenant or the business of the Tenant shall be placed in the hands of a receiver or trustee appointed by the court or otherwise, then and in any of said cases the Landlord may lawfully enter into and upon the said premises or any part thereof in the name of the whole and repossess the same as of the former estate of the Landlord and expel the Tenant and those claiming under and through it and remove their effects, without being deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenants; and upon entry as aforesaid this lease shall terminate, and the Tenant covenants that in case of such termination Tenant will indemnify the Landlord against all loss of rent which the Landlord may incur by reason of such termination, during the residue of the term above specified.

Any failure or neglect by the Landlord at any time to declare forfeiture of this lease or any breach or default thereof or thereunder shall not be taken or considered as a waiver of the right to thereafter declare a forfeiture for other or like or succeeding default or breach.

11. Landlord warrants that it is the owner of the premises as hereinabove set out and that it has full authority to lease the same to the Tenant for the term herein set out.

12. Tenant may, provided it is not in default in the performance of any of its obligations hereunder, remove from the leased premises at the termination of this lease any and all furniture and trade fixtures it may have installed in or placed upon the leased premises; provided, however, that Tenant shall make all necessary repairs to the premises occasioned by such removal.

13. This lease, or any renewals thereof, may be terminated by the Landlord by giving to the Tenant ninety (90) days written notice of intention to terminate the same in the event of the taking of said premises or any part thereof under eminent domain proceedings or other lawful taking; and in such event Tenant shall give up said premises at the expiration of said ninety (90) days. Tenant shall not have any claim for remuneration of any kind or nature from Landlord arising out of such termination, and hereby releases and discharges Landlord and any proceeds of

such condemnation payable to Landlord; however, Tenant reserves the right to any claim against any condemning authority arising out of the termination of Tenant's leasehold estate, including, but not limited to, any fixtures and improvements Tenant may have installed in or made on the demised premises.

Tenant further reserves the right to occupy said premises until the entry of a final award by the condemning authority.

14. All notices required or desired to be given hereunder shall be deemed duly served for all purposes by mailing a copy thereof certified or registered mail, postage prepaid, addressed to:

**Landlord: P.O. Box 815
Wichita, KS 67201**

or at such other place or places as Landlord may designate in writing.

**Tenant: 343 S. Ida
Wichita, KS 67211**

or at such other place or places as Tenant may from time to time designate in writing.

15. The rentals herein provided shall be paid to

**Landlord: P.O. Box 815
Wichita, KS 67201**

or at such other place or places as Landlord from time to time may designate in writing.

16. J. P. Weigand & Sons, Inc. hereby notifies both Landlord and Tenant that the Americans With Disabilities Act, which prohibits discrimination on the basis of disability in places of public accommodation and in commercial facilities, has certain compliance requirements that the subject property may have to meet. J. P. Weigand & Sons, Inc. recommends that the Landlord and/or Tenant obtain counsel as to such compliance of the subject property under the guidelines of the ADA.

17. Environmental Compliance.

a. Landlord states that Landlord hereby gives or has given to Tenant (and to Broker) any and all information Landlord has personally or Landlord has received from State or Local governmental units and/or from EPA or from any private individual or entity concerning the premises' compliance with Federal, State and Municipal environmental regulations, laws or ordinances. Landlord does not retain any documentation in its possession.

b. Tenant may conduct an Environmental Site Assessment at Tenant's expense prior to taking occupancy of the premises. In the event Tenant does take occupancy of the premises, Tenant shall be deemed to accept the premises in their then condition without regard to any findings which an Environmental Site Assessment might disclose.

c. Tenant covenants that Tenant will not cause or permit the premises to contravene any applicable environmental or hazardous material statute, ordinance, or regulation during the lease term or any renewal or holding-over period.

19. The covenants and agreements herein contained shall run with the property and premises hereby leased and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

20. J. P. Weigand & Sons, Inc. recommends that both Landlord and Tenant retain an attorney to answer any legal questions involved in this real estate transaction.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

Remington Investment Group, LLC

By: [Signature]
Printed Name: Talal Timsah
Its: owner
Date: _____
"Landlord"

**Lance S. Toguchi d/b/a
CUTTING EDGE**

By: [Signature]
Printed Name: Lance S. Toguchi
Its: owner
Contact Number: 316-648-5514
Date: 5-11-09
"Tenant"

LEASE AGREEMENT EXTENSION

THIS EXTENSION TO LEASE AGREEMENT ("the Extension"), is made and entered into this ____ day of _____, 2011, by and between Lance S. Toguchi d/b/a Cutting Edge Resources Inc., Tenant and Remington Investment Group, LLC, Landlord.

WITNESSETH:

WHEREAS, Landlord and Tenant entered into a certain Lease Agreement dated May 11, 2009 (the "Agreement") regarding the property more commonly known as 343 S. Ida, Wichita, Kansas.

WHEREAS, Landlord and Tenant wish to extend said lease term of the Agreement;

NOW THEREFORE, in consideration of the mutual promises, covenants, and payments hereinafter set out, the parties do hereby agree as follows:

Tenant and Landlord hereby agree that paragraph one of the above-referenced Agreement shall be extended in such a manner that said lease term shall now extend from June 1, 2012 thru May 31, 2015 at a rental rate as follows:

June 1, 2012-May 31, 2013: \$1,400.00 per month or \$16,800.00 per year

June 1, 2013-May 31, 2014: \$1,400.00 per month or \$16,800.00 per year

June 1, 2014-May 31, 2015: \$1,500.00 per month or \$18,000.00 per year

All other terms and conditions of the above-referenced Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties has executed this Extension as of the day and year first above written.

TENANT:

Lance S. Toguchi d/b/a
CUTTING EDGE RESOURCES, INC.

By: _____

Lance S. Toguchi

LANDLORD:

REMINGTON INVESTMENT GROUP, LLC

By: _____

Talal A. Timsah

LEASE EXTENSION AGREEMENT

THIS LEASE EXTENSION AGREEMENT made and entered into as of this 10th day of April, 2014 by and between Remington Investment Group, LLC ("Landlord") and Lance S Toguchi dba Cutting Edge ("Tenant").

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated April 15, 2009 regarding the property commonly known as 343 South Ida, Wichita, KS 67211,

NOW THEREFORE, in consideration of the mutual promises, covenants, and payments hereinafter set out, the parties do hereby agree as follows:

RENT:

Tenant and Landlord hereby agree to extend the Lease for a period of 3 years from May 1, 2014 through April 30, 2017. The monthly rent will increase to \$1700 monthly.

All other terms and conditions stated in the existing Agreements shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties has executed this Second Extension as of the day and year first above written.

TENANT:

BY:

PRINT:

DATE:

LANDLORD:

BY:

PRINT:

DATE:

Lance S. Toguchi

5-29-14

TALAL TIMSAH

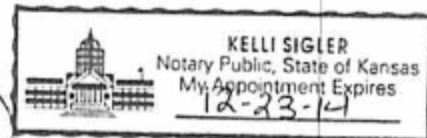
5-29-14

① LL shall replace
NEW LIGHTS IN WAREHOUSE (5)

② Light switch by front door.

③ ADD BREAKER IF possible legally per
current box.

④ LL responsible for roof and structure per lease.



Kelli Sigler
5/29/14

Lease Amendment

THIS LEASE AMENDMENT is made and entered into this 1st day of May, 2017

BY AND BETWEEN

Remington Investment, LLC,
hereinafter referred to as "Landlord"

and

Lance S Toguchi dba Cutting Edge,
hereinafter referred to as "Tenant"

WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated April 15, 2009, hereinafter referred to as the "Lease", for approximately 5,000 square feet of commercial space located at 343 S Ida, Wichita, Kansas,

WHEREAS, Landlord and Tenant amended the Lease Agreement, dated April 10, 2014, hereinafter referred to the "Lease Extension",

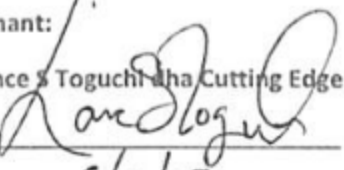
NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the Lease term for Two (2) years beginning May 1, 2017 and terminating April 30, 2019. Tenant agrees to pay Landlord \$1,800.00 per month for said term.
2. Except as specifically provided herein, all other terms and conditions of the original Lease and Agreements/Extensions entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease Amendment.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

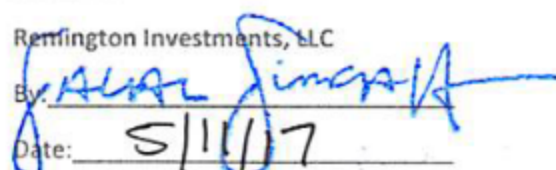
Lance S Toguchi dba Cutting Edge

By: 

Date: 5/2/17

Landlord:

Remington Investments, LLC

By: 

Date: 5/1/17

2nd Lease Amendment

THIS 2nd LEASE AMENDMENT is made and entered into this 28 day of February 2019,

BY AND BETWEEN

Remington Investments, LLC
hereinafter referred to as "Landlord"

and

Lance S Toguchi dba Cutting Edge,
hereinafter referred to as "Tenant"

WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated April 15, 2009, hereinafter referred to as the "Lease Agreement", for approximately 5,000 square feet of commercial space located at 343 S Ida, Wichita, Kansas,

WHEREAS, Landlord and Tenant amended the Lease Agreement, dated April 10, 2014, hereinafter referred to as the "Lease Extension,"

WHEREAS, Landlord and Tenant extended the Lease Agreement, dated May 1, 2017, to commence May 1, 2017 and expire April 30, 2019, hereinafter referred to as the "Lease Amendment,"

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the lease to commence on May 1, 2019 and expire on April 30, 2021. Rent for said term shall be the following:

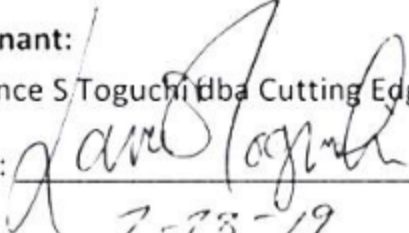
Lease Term	Monthly Rent
5/1/2019 to 4/30/2021	\$2,000.00 <i>Two Thousand Dollars and No/100</i>

2. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease Amendment

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

Lance S Toguchi dba Cutting Edge

By: 

Date: 2-23-19

Landlord:

Remington Investments, LLC

By: 

Date: 3-15-19

H2 7-5

DIVISION	
78	77
80	79
82	81
84	83
86	85
88	87
90	89
92	91
94	93
96	95
98	97
100	99
102	101
104	103
106	105
108	107
110	109
112	111
114	113
116	115
118	117
120	119
122	121
124	123

STREET	
78	77
80	79
82	81
84	83
86	85
88	87
90	89
92	91
94	93
96	95
98	97
100	99
102	101
104	103
106	105
108	107
110	109
112	111
114	113
116	115
118	117
120	119
122	121
124	123

HUNTERS SUBDIVISION

of Block "A" in

HUNTERS ADDITION

To THE

CITY OF WICHITA

KANSAS

Scale 50' to 1"

I, *Thos. A. Bayley*, City Engineer in and for the city of Wichita, Sedgewick County, Kansas, do hereby certify that I have surveyed and plotted Hunters Subdivision of Block "A" in Hunters Addition to the city of Wichita, and that the accompanying map is a correct exhibit of said survey, described as follows, to-wit: Beginning at the north west corner of the South 1/4 of the South East 1/4 of Section 21 Township 27 South, Range 1 East. Thence running East 600 feet. Thence South 675 feet. Thence West 600 feet. Thence north 675 feet to Beginning. *Thos. A. Bayley* City Engineer

State of Kansas } ss. Know all men by these presents that we *Charles H. Hunter, H.E. Hunter, N. Cook, M. M. Cook* have caused the land as described in this plat by the Surveyor and to be surveyed and plotted into lots, streets and alleys, to be known as Hunters Subdivision of Block "A" in Hunters Addition to the city of Wichita, Kansas.

The Streets and Alleys are hereby dedicated to and for the use of the public, and the lots as plotted are intended for sale, *Charles H. Hunter, Hattie E. Hunter, Nathan Cook, Mary M. Cook, M. M. Cook, Ella D. Hall.*

State of Kansas } ss. Before me a Notary Public in and for the County and State aforesaid came *Charles H. Hunter* and *Hattie E. Hunter* his wife *Nathan Cook* & *Mary M. Cook* his wife persons personally known to me to be the identical persons who first set out and plotted the above described lands and the said parties acknowledge the same to be their voluntary acts and deeds.

Subscribed and sworn to before me this 10th day of September A.D. 1884. *L. C. Hamilton* Notary Public My Com. Expires March 31st 1887

State of Kansas } ss. County of Sedgewick } ss. Filed for Record October 10th A.D. 1884 Recorded in Plat Book 618 Page 17 J. D. Meisnerman Register of Deeds

Record of "Wichita Record" OCT 19 1884

I, *Joseph Bowman*, Register of Deeds of Sedgewick County, Kansas, hereby certify that the above is a true and exact copy of the plat of Hunters Subdivision of Block "A" in Hunters Addition to the City of Wichita, Kansas, that the original of which above is a copy is on file in my office and that I have this day duly certified thereof.

Witness my hand and the seal of my office this 22nd day of July A.D. 1884. *Joseph Bowman* Register of Deeds

HUNTER

AVE.

Explanation - All Lots are 25 x 100 feet

H2 7-5



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

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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Scroll to Top

 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:	Joey Landes
ALTA Universal ID:	1010831		727 N Waco Ave
Loan ID Number:			Wichita, KS 67203
Commitment No.:	C-JL3016501		Ste 300
Property Address:	343 S. Ida St.		(316) 779-1942 (Work)
	Wichita, KS 67211		jlandes@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:

Kocharm, LLC, a Kansas limited liability company

5. The Land is described as follows:

Lots 109 and 111, on Ida Avenue, in Hunters Subdivision of Block A in Hunter's Addition to the City of Wichita, Sedgwick County, Kansas.

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 BI	

Commitment No.: C-JL3016501

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 JUNE 27, 2022, recorded JUNE 30, 2022, as Doc#/Flm-Pg: [30174433](#), made by Kocharm LLC, a Kansas limited liability company, to The Bennington State Bank, in the amount of \$310,000.00.**
6. **File a release of the Assignment of Leases/Rents dated JUNE 27, 2022, recorded JUNE 30, 2022, as Doc#/Flm-Pg: [30174434](#), made by Kocharm LLC, a Kansas limited liability company,, to The Bennington State Bank**
7. **Furnish for examination an authentic copy of the articles of organization of Kocharm, LLC, a limited liability company, together with proof that there has been no amendment to the articles of organization, or if there have been such amendments, furnish authentic copies thereof.**

Furnish for examination an authentic copy of the operating agreement, and of any amendments thereto, of Kocharm, LLC, a limited liability company.

We reserve the right to make any additional requirements we deem necessary.

Any instrument to be executed by the limited liability company must:

- a. Be executed in the limited liability company's name, and
 - b. Be signed by all the members if management has been retained by the members (in the alternative one member can sign the documents and the rest can sign a separate consent form), or by such managers or other persons as provided in the operating agreement, if said document creates a lower approval threshold.
8. **Provide this company with a properly completed and executed Owner's Affidavit.**
 9. **File a Warranty Deed from Kocharm, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.**

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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.

For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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 BII	

Commitment No.: C-JL3016501

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 \$3,797.25.**

First Installment: \$1,898.63, Paid

Second Installment: \$1,898.62, Due, not yet delinquent until after May 10, 2023

Property I.D. # B-06948

PIN # 00126487

8. **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 647, Page [379](#).**
9. **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.

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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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.

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.

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.

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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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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GENERAL WARRANTY DEED

Meridian Title Company
MTW-2022-22000069
3950 North Ridge Road, 200
Wichita KS, 67205

THIS INDENTURE, made this 27th day of June, 2022, by and between Tomlinson Daniel, LLC, a Kansas Limited Liability Company, and Chisholm Creek Investments, LLC, a Kansas Limited Liability Company, as GRANTOR(s), and Kocharm, LLC, a Kansas Limited Liability Company, as GRANTEE,

WITNESSETH: THAT SAID GRANTOR, In consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm**, unto the said GRANTEE and unto Grantee's heirs and assigns forever, the following described real property situated in the County of Sedgwick, State of Kansas, to-wit:

Tract 1:

Lots 109 and 111, on Ida Avenue, in Hunter's Subdivision of Block A in Hunter's Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 2:

Lots 83, 85, 87, and 89, on Walnut Street, in Niederlander's Addition to West Wichita, Sedgwick County, Kansas.

Subject to all easements, restrictions and reservations, if any, now of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE and unto Grantee's heirs and assigns forever, the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of the said premises unto the said GRANTEE, and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR(s) has executed this Instrument the day and year first above written.

Tomlinson Daniel, LLC, a Kansas Limited Liability Company

By: [Signature]
T.D. O'Connell, Managing Member

Chisholm Creek Investments, LLC, a Kansas Limited Liability Company

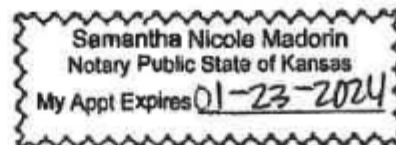
By: [Signature]
Bradley Tideman, Member

STATE OF Kansas, COUNTY OF Sedgwick

IT REMEMBERED, that on this 27th day of JUNE 2022, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **T.D. O'Connell, Managing Member of Tomlinson Daniel, LLC, a Kansas Limited Liability Company**, known to me to be the person described in and who executed the within instrument of writing, and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public
Print Name: Samantha Madorin
My Commission Expires: 1/23/2024

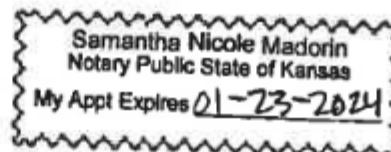


STATE OF Kansas, COUNTY OF Sedgwick

IT REMEMBERED, that on this 27th day of JUNE 2022, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Bradley Tideman, Member of Chisholm Creek Investments, LLC, a Kansas Limited Liability Company**, known to me to be the person described in and who executed the within instrument of writing, and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public
Print Name: Samantha Madorin
My Commission Expires: 1/23/2024





Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29999041

Receipt #: 2195295
Pages Recorded: 4

Recording Fee: \$72.00

Authorized By: *Tonya Buckingham*

Cashier: jcrsfor

Date Recorded: 10/20/2020 01:06:38 PM



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29989244

Receipt #: 2188752
Pages Recorded: 3

Recording Fee: \$55.00

Authorized By: *Tonya Buckingham*

Cashier: KVENATOR

Date Recorded: 09/16/2020 12:55:45 PM



RE-FILED

Re-File to correct

Exhibit A Parcel 2

Corrected

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of August, 2020, by Remington Investment Group, LLC ("Grantor"). Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, does by these presents CONVEY and WARRANT unto:

Kocharm, LLC, a Kansas limited liability company, an undivided 33 1/3 % of Grantor's interest;
Tomlinson Daniel, LLC, a Kansas limited liability company, an undivided 33 1/3 % of Grantor's interest; and
Chisholm Creek Investments, LLC, a Kansas limited liability company, an undivided 33 1/3 % of Grantor's interest

(collectively, Kocharm, LLC, Tomlinson Daniel, LLC and Chisholm Creek Investments, LLC are collectively referred to herein as "Grantee"), in and to those certain parcels of real estate located in Sedgwick County, Kansas, and legally described on Exhibit A attached hereto and incorporated by this reference herein (collectively "Property"), subject to all easements, restrictions, rights of ways, covenants, and special assessments of record, if any, any matters which would be disclosed by a survey, and other matters of record including, without limitation, the mortgage debt in favor of Emprise Bank which currently burdens the Property.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, forever. And Grantor does hereby agree to warrant and forever defend all and singular the Property unto Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused this Special Warranty Deed to be executed as of the day and year first above written.

Grantor:

Remington Investment Group, LLC

By: *Talal A. Timsah*

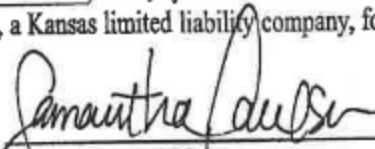
Talal A. Timsah, Manager

Ex#3

Debbie B.

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me, the undersigned, a Notary Public in and for said State, on the 21st day of August, 2020, by Talal A. Timsah in his capacity as the Manager of Remington Investment Group, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.



NOTARY PUBLIC

My Appointment expires:

01/23/2024

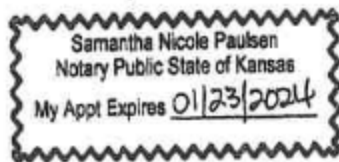


EXHIBIT A
Legal Description of Property

Parcel 1:

The South 2 feet of Lot 77, and all of Lots 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, and 107, on Ida Avenue, in Hunter's Subdivision of Block A in Hunter's Addition to the City of Wichita, Sedgwick County, Kansas

Parcel 2: 104

Lot 4, except the North 10 feet thereof, and all of Lots 106 and 108, on Washington Avenue, in Hunter's Subdivision of Block A in Hunter's Addition to the City of Wichita, Sedgwick County, Kansas

Parcel 3:

Lots 109 and 111, on Ida Avenue, in Hunter's Subdivision of Block A in Hunter's Addition to the City of Wichita, Sedgwick County, Kansas

Parcel 4:

Lots 83, 85, 87 and 89, on Walnut Street, in Niederlander's Addition to West Wichita, Sedgwick County, Kansas

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, Talal A. Timsah 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
DOC#/FLM-PG:	29989244	I am attaching a corrected Exhibit A as the legal description for Parcel 2 was incorrect on the Exhibit A attached to the originally filed Special Warranty Deed

(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

Talal A. Timsah
PRINT NAME

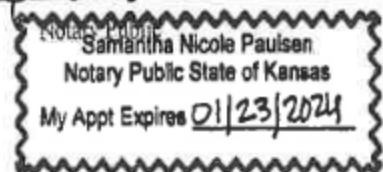
Remington Investment Group, LLC
TITLE/COMPANY

SUBSCRIBED AND SWORN TO before me on October 14th 2020

DATE

Samantha Paulsen

January 23rd, 2024.
My term expires



The space below is reserved for REGISTER OF DEEDS

Full Profile

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

Lat/Lon: 37.6813/-97.3253

343 S Ida Ave Wichita, KS 67211			
	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	9,182	108,046	225,515
2027 Projected Population	9,330	108,698	226,379
2020 Census Population	9,063	107,669	225,553
2010 Census Population	8,682	109,417	228,898
Projected Annual Growth 2022 to 2027	0.3%	0.1%	-
Historical Annual Growth 2010 to 2022	0.5%	-0.1%	-0.1%
Households			
2022 Estimated Households	3,858	45,167	93,473
2027 Projected Households	3,904	45,281	93,489
2020 Census Households	3,788	44,847	93,124
2010 Census Households	3,461	45,046	93,289
Projected Annual Growth 2022 to 2027	0.2%	-	-
Historical Annual Growth 2010 to 2022	1.0%	-	-
Age			
2022 Est. Population Under 10 Years	12.4%	13.9%	13.6%
2022 Est. Population 10 to 19 Years	11.8%	13.3%	13.4%
2022 Est. Population 20 to 29 Years	19.5%	17.1%	16.8%
2022 Est. Population 30 to 44 Years	23.2%	20.3%	19.0%
2022 Est. Population 45 to 59 Years	18.7%	16.5%	15.9%
2022 Est. Population 60 to 74 Years	11.5%	13.5%	14.9%
2022 Est. Population 75 Years or Over	2.8%	5.3%	6.5%
2022 Est. Median Age	32.4	33.1	34.3
Marital Status & Gender			
2022 Est. Male Population	57.1%	50.6%	49.6%
2022 Est. Female Population	42.9%	49.4%	50.4%
2022 Est. Never Married	49.8%	41.3%	40.0%
2022 Est. Now Married	22.4%	32.3%	35.2%
2022 Est. Separated or Divorced	24.4%	21.3%	19.5%
2022 Est. Widowed	3.4%	5.1%	5.4%
Income			
2022 Est. HH Income \$200,000 or More	1.8%	1.9%	2.3%
2022 Est. HH Income \$150,000 to \$199,999	2.6%	2.1%	2.6%
2022 Est. HH Income \$100,000 to \$149,999	6.7%	8.3%	9.6%
2022 Est. HH Income \$75,000 to \$99,999	11.5%	11.3%	12.2%
2022 Est. HH Income \$50,000 to \$74,999	19.6%	19.7%	20.9%
2022 Est. HH Income \$35,000 to \$49,999	18.3%	16.7%	16.1%
2022 Est. HH Income \$25,000 to \$34,999	8.1%	11.9%	11.1%
2022 Est. HH Income \$15,000 to \$24,999	10.0%	11.4%	10.6%
2022 Est. HH Income Under \$15,000	21.3%	16.7%	14.6%
2022 Est. Average Household Income	\$43,793	\$54,741	\$60,858
2022 Est. Median Household Income	\$42,914	\$45,958	\$49,953
2022 Est. Per Capita Income	\$20,403	\$23,447	\$25,603
2022 Est. Total Businesses	1,542	4,804	8,630
2022 Est. Total Employees	18,929	59,320	111,861

Full Profile

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

Lat/Lon: 37.6813/-97.3253

343 S Ida Ave Wichita, KS 67211		1 mi radius	3 mi radius	5 mi radius
Race				
2022 Est. White		54.8%	57.4%	58.8%
2022 Est. Black		18.8%	15.8%	15.1%
2022 Est. Asian or Pacific Islander		4.1%	3.8%	4.9%
2022 Est. American Indian or Alaska Native		1.6%	1.4%	1.3%
2022 Est. Other Races		20.7%	21.5%	19.8%
Hispanic				
2022 Est. Hispanic Population		2,590	27,964	53,745
2022 Est. Hispanic Population		28.2%	25.9%	23.8%
2027 Proj. Hispanic Population		28.2%	25.9%	23.8%
2020 Hispanic Population		27.4%	25.9%	24.2%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)		6,155	69,594	145,439
2022 Est. Elementary (Grade Level 0 to 8)		5.8%	6.8%	6.2%
2022 Est. Some High School (Grade Level 9 to 11)		10.3%	8.9%	8.1%
2022 Est. High School Graduate		33.9%	30.9%	30.2%
2022 Est. Some College		18.0%	22.6%	23.2%
2022 Est. Associate Degree Only		7.8%	7.4%	7.7%
2022 Est. Bachelor Degree Only		14.8%	14.5%	15.7%
2022 Est. Graduate Degree		9.4%	8.8%	9.0%
Housing				
2022 Est. Total Housing Units		4,620	51,934	105,197
2022 Est. Owner-Occupied		27.9%	42.6%	46.7%
2022 Est. Renter-Occupied		55.6%	44.3%	42.1%
2022 Est. Vacant Housing		16.5%	13.0%	11.1%
Homes Built by Year				
2022 Homes Built 2010 or later		6.7%	6.7%	6.8%
2022 Homes Built 2000 to 2009		5.6%	6.2%	6.8%
2022 Homes Built 1990 to 1999		3.4%	4.1%	5.6%
2022 Homes Built 1980 to 1989		6.6%	6.7%	8.9%
2022 Homes Built 1970 to 1979		11.4%	10.2%	12.5%
2022 Homes Built 1960 to 1969		4.3%	6.1%	7.7%
2022 Homes Built 1950 to 1959		9.9%	16.6%	19.6%
2022 Homes Built Before 1949		35.7%	30.4%	21.0%
Home Values				
2022 Home Value \$1,000,000 or More		0.8%	0.4%	0.5%
2022 Home Value \$500,000 to \$999,999		2.7%	3.0%	3.7%
2022 Home Value \$400,000 to \$499,999		3.6%	3.0%	3.6%
2022 Home Value \$300,000 to \$399,999		5.0%	5.8%	5.9%
2022 Home Value \$200,000 to \$299,999		17.6%	16.4%	16.3%
2022 Home Value \$150,000 to \$199,999		10.3%	14.4%	15.3%
2022 Home Value \$100,000 to \$149,999		17.3%	16.7%	19.7%
2022 Home Value \$50,000 to \$99,999		28.9%	29.6%	26.0%
2022 Home Value \$25,000 to \$49,999		9.3%	5.6%	4.3%
2022 Home Value Under \$25,000		4.4%	5.0%	4.7%
2022 Median Home Value		\$120,990	\$123,017	\$135,138
2022 Median Rent		\$679	\$653	\$665

Full Profile

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

Lat/Lon: 37.6813/-97.3253

343 S Ida Ave Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	7,444	84,256	176,496
2022 Est. Civilian Employed	53.0%	61.1%	61.3%
2022 Est. Civilian Unemployed	4.1%	3.4%	3.5%
2022 Est. in Armed Forces	0.7%	0.5%	0.4%
2022 Est. not in Labor Force	42.3%	35.1%	34.8%
2022 Labor Force Males	59.3%	50.5%	49.3%
2022 Labor Force Females	40.7%	49.5%	50.7%
Occupation			
2022 Occupation: Population Age 16 Years or Over	3,944	51,460	108,177
2022 Mgmt, Business, & Financial Operations	16.4%	11.6%	11.1%
2022 Professional, Related	19.2%	19.2%	20.2%
2022 Service	22.9%	21.2%	20.8%
2022 Sales, Office	16.1%	20.3%	21.3%
2022 Farming, Fishing, Forestry	0.3%	0.3%	0.3%
2022 Construction, Extraction, Maintenance	11.0%	11.5%	10.9%
2022 Production, Transport, Material Moving	14.2%	16.0%	15.4%
2022 White Collar Workers	51.6%	51.0%	52.6%
2022 Blue Collar Workers	48.4%	49.0%	47.4%
Transportation to Work			
2022 Drive to Work Alone	76.5%	76.1%	76.8%
2022 Drive to Work in Carpool	9.6%	9.5%	9.7%
2022 Travel to Work by Public Transportation	0.6%	1.7%	1.4%
2022 Drive to Work on Motorcycle	0.4%	0.2%	0.1%
2022 Walk or Bicycle to Work	6.6%	2.6%	2.1%
2022 Other Means	0.6%	1.3%	1.3%
2022 Work at Home	5.6%	8.6%	8.7%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	43.6%	39.6%	37.6%
2022 Travel to Work in 15 to 29 Minutes	45.4%	47.9%	49.8%
2022 Travel to Work in 30 to 59 Minutes	8.3%	10.2%	10.2%
2022 Travel to Work in 60 Minutes or More	2.7%	2.4%	2.5%
2022 Average Travel Time to Work	15.3	16.1	16.5
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$154.24 M	\$2.08 B	\$4.61 B
2022 Est. Apparel	\$5.37 M	\$72.12 M	\$160.07 M
2022 Est. Contributions, Gifts	\$8.21 M	\$112.03 M	\$251.26 M
2022 Est. Education, Reading	\$4.6 M	\$61.08 M	\$136.42 M
2022 Est. Entertainment	\$8.37 M	\$113.69 M	\$253.85 M
2022 Est. Food, Beverages, Tobacco	\$24.24 M	\$325.65 M	\$719.36 M
2022 Est. Furnishings, Equipment	\$5.21 M	\$70.78 M	\$158.04 M
2022 Est. Health Care, Insurance	\$14.1 M	\$193.16 M	\$428.89 M
2022 Est. Household Operations, Shelter, Utilities	\$51.45 M	\$688.1 M	\$1.52 B
2022 Est. Miscellaneous Expenses	\$2.9 M	\$39.05 M	\$86.72 M
2022 Est. Personal Care	\$2.06 M	\$27.85 M	\$61.79 M
2022 Est. Transportation	\$27.73 M	\$376.62 M	\$838.17 M

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