

# 2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/13/2023  
PIN NO: 00124763  
AIN NO: 128330210200700  
GEO CODE: B 05574  
BILL NO: 221840850

LOAN NAME: L00762-BENNINGTON ST  
LOAN CODE: L00762  
TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/13/2023

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
<b>Special Assessment Total</b>	<b>7.11</b>

## Property Address of Record

1634 S MEAD AVE

## Taxed Items:

LOTS 18-20-22-24-26-28-30-32-34-36 RANSON & KAY'S ADD.



MEAD STREET PARTNERS LLC  
2024 N WOODLAWN ST STE 200  
WICHITA KS 67208-1878

Owner of Record March 13, 2023

MEAD STREET PARTNERS LLC

## Real Estate Account Summary

Description	Amount
Net General Tax	3,560.48
Special Assessment	7.11
<b>Total Amount Due</b>	<b>3,567.59</b>
Delinquent Years Total	0.00
Payment(s) Applied	-1,783.80
Homestead Advance	0.00
Applicable Interest and Fees	0.00
Minimum Half Amount due	0.00
<b>Full Payment</b>	<b>1,783.79</b>

## Half or Full Payment Due March 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?  
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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

AIN NO: 128330210200700  
GEO CODE: B 05574  
TU: 6702  
LOAN OR MULT CODE: L00762

Printed by: sanuser

\*DUPLICATE\* 03/13/2023

## Late Payments

Call (316) 660-9000 for later payoff

Check relevant boxes

☐ Address Change?  
See Back

☐ Credit Card Payment  
(See Back)

☐ Mail Receipt

Mail payments to:

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

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## Due by March 20, 2023

Minimum Payment	0.00
Full Payment	1,783.79
Amount Enclosed	

2022-00124763

MEAD STREET PARTNERS LLC



MEAD STREET PARTNERS LLC  
2024 N WOODLAWN ST STE 200  
WICHITA KS 67208-1878

202222184085000124763 011 0000000000 0000178379 1

# Property Taxes and Appraisals

## 1634 S MEAD AVE WICHITA

### Property Description

Legal Description	LOTS 18-20-22-24-26-28-30-32-34-36 RANSON & KAY'S ADD.
Owner	MEAD STREET PARTNERS LLC
Mailing Address	2024 N WOODLAWN ST STE 200 WICHITA KS 67208-1878
Geo Code	B 05574
PIN	00124763
AIN	128330210200700
Tax Unit	6702 001 WICHITA U-259
Land Use	3610 Warehouse distribution or storage facili
Market Land Square Feet	37,798
2023 Total Acres	.87
2023 Appraisal	\$140,130
2023 Assessment	\$35,033

### Commercial Buildings

Building	Units	Built	Sq. Ft.
3-DEPENDABLE PALLET (Storage Warehouse)		1940	5,655
3-DEPENDABLE PALLET (Storage Warehouse)		1945	19,070
3-DEPENDABLE PALLET (Storage Warehouse)		1996	1,520
More Details	View the Property Record Card for full property details		

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$28,300	\$111,830	\$140,130	+13%
2022	Commercial / Industrial	\$28,300	\$95,420	\$123,720	+21%
2021	Commercial / Industrial	\$28,300	\$74,360	\$102,660	+0%
2020	Commercial / Industrial	\$28,300	\$74,100	\$102,400	+262%
2019	Commercial / Industrial	\$28,300	\$0	\$28,300	
2018	Commercial / Industrial	\$28,300	\$0	\$28,300	-8%
2017	Commercial / Industrial	\$28,300	\$2,420	\$30,720	-77%
2016	Commercial / Industrial	\$28,300	\$106,700	\$135,000	-25%
2015	Commercial / Industrial	\$28,300	\$152,200	\$180,500	
2014	Commercial / Industrial	\$28,300	\$152,200	\$180,500	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$7,075	\$27,958	\$35,033	+13%
2022	Commercial / Industrial	\$7,075	\$23,855	\$30,930	+21%

Year	Class	Land	Improvements	Total	Change
2021	Commercial / Industrial	\$7,075	\$18,590	\$25,665	+0%
2020	Commercial / Industrial	\$7,075	\$18,525	\$25,600	+262%
2019	Commercial / Industrial	\$7,075	\$0	\$7,075	
2018	Commercial / Industrial	\$7,075	\$0	\$7,075	-8%
2017	Commercial / Industrial	\$7,075	\$605	\$7,680	-77%
2016	Commercial / Industrial	\$7,075	\$26,675	\$33,750	-25%
2015	Commercial / Industrial	\$7,075	\$38,050	\$45,125	
2014	Commercial / Industrial	\$7,075	\$38,050	\$45,125	

## 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
<b>Totals:</b>		\$0.00	\$0.00	\$7.11

## 2023 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	BOARD UP 2, TX YR 2018, Ord 50613	2018	2018	\$0.00	\$0.00	\$0.00
<b>Totals:</b>				\$0.00	\$0.00	\$0.00

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$3,560.48	\$7.11	\$0.00	\$0.00	\$3,567.59	\$1,783.80	\$1,783.79
2021	116.142000	\$2,980.80	\$6.81	\$0.00	\$0.00	\$2,987.61	\$2,987.61	\$0.00
2020	116.599000	\$2,973.79	\$6.69	\$11.14	\$0.00	\$2,991.62	\$2,991.62	\$0.00
2019	116.788000	\$826.28	\$6.71	\$0.00	\$0.00	\$832.99	\$832.99	\$0.00
2018	117.213000	\$829.26	\$5.58	\$0.00	\$0.00	\$834.84	\$834.84	\$0.00
2017	117.294000	\$900.82	\$5.58	\$0.00	\$0.00	\$906.40	\$906.40	\$0.00
2016	117.201000	\$3,955.55	\$4.58	\$0.00	\$0.00	\$3,960.13	\$3,960.13	\$0.00
2015	119.845000	\$5,408.02	\$4.58	\$0.00	\$0.00	\$5,412.60	\$5,412.60	\$0.00
2014	117.365011	\$5,296.10	\$8.91	\$0.00	\$0.00	\$5,305.01	\$5,305.01	\$0.00
2013	120.600691	\$10,311.34	\$8.91	\$0.00	\$0.00	\$10,320.25	\$10,320.25	\$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
<b>Total: 115.114000</b>	

# 2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/13/2023  
PIN NO: 00124767  
AIN NO: 128330210200800  
GEO CODE: B 05578  
BILL NO: 221840494

TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/13/2023

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
<b>Special Assessment Total</b>	<b>7.11</b>

## Property Address of Record

1626 S MEAD AVE

## Taxed Items:

LOTS 38-40-42-44-46-48 EXC W 50 FT RANSON & KAY'S ADD.



MEAD STREET PARTNERS LLC  
2024 N WOODLAWN ST STE 200  
WICHITA KS 67208-1878

Owner of Record March 13, 2023

MEAD STREET PARTNERS LLC

## Real Estate Account Summary

Description	Amount
Net General Tax	1,110.86
Special Assessment	7.11
<b>Total Amount Due</b>	<b>1,117.97</b>
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	12.58
Minimum Half Amount due	571.57
Full Payment	1,130.55

Half or Full Payment Due March 20, 2023

## PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST

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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

AIN NO: 128330210200800  
GEO CODE: B 05578  
TU: 6702

## Late Payments

Call (316) 660-9000 for later payoff

Printed by: sanuser

Check relevant boxes

\*DUPLICATE\* 03/13/2023

☐ Credit Card Payment  
(See Back)

☐ Mail Receipt

Mail payments to:

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

06 1

Due by March 20, 2023

Minimum Payment	571.57
Full Payment	1,130.55
Amount Enclosed	

2022-00124767

MEAD STREET PARTNERS LLC



MEAD STREET PARTNERS LLC  
2024 N WOODLAWN ST STE 200  
WICHITA KS 67208-1878

202222184049400124767 061 0000057157 0000113055 8

Property Taxes and Appraisals

1626 S MEAD AVE WICHITA

Property Description

Legal Description	LOTS 38-40-42-44-46-48 EXC W 50 FT RANSON & KAY'S ADD,
Owner	MEAD STREET PARTNERS LLC
Mailing Address	2024 N WOODLAWN ST STE 200 WICHITA KS 67208-1878
Geo Code	B 05578
PIN	00124767
AIN	128330210200800
Tax Unit	6702 001 WICHITA U-259
Land Use	3610 Warehouse distribution or storage facili
Market Land Square Feet	15,149
2023 Total Acres	.35
2023 Appraisal	\$47,760
2023 Assessment	\$11,940

Commercial Buildings

Building	Units	Built	Sq. Ft.
3-DEPENDABLE PALLET (Industrials, Light Mftg.)		1997	2,100
More Details	View the Property Record Card for full property details		

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$11,400	\$36,360	\$47,760	+24%
2022	Commercial / Industrial	\$11,400	\$27,200	\$38,600	+22%
2021	Commercial / Industrial	\$11,400	\$20,120	\$31,520	-1%
2020	Commercial / Industrial	\$11,400	\$20,400	\$31,800	+179%
2019	Commercial / Industrial	\$11,400	\$0	\$11,400	
2018	Commercial / Industrial	\$11,400	\$0	\$11,400	-31%
2017	Commercial / Industrial	\$11,400	\$5,100	\$16,500	
2016	Commercial / Industrial	\$11,400	\$5,100	\$16,500	-60%
2015	Commercial / Industrial	\$11,400	\$29,930	\$41,330	
2014	Commercial / Industrial	\$11,400	\$29,930	\$41,330	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,850	\$9,090	\$11,940	+24%
2022	Commercial / Industrial	\$2,850	\$6,800	\$9,650	+22%
2021	Commercial / Industrial	\$2,850	\$5,030	\$7,880	-1%
2020	Commercial / Industrial	\$2,850	\$5,100	\$7,950	+179%
2019	Commercial / Industrial	\$2,850	\$0	\$2,850	
2018	Commercial / Industrial	\$2,850	\$0	\$2,850	-31%

Year	Class	Land	Improvements	Total	Change
2017	Commercial / Industrial	\$2,850	\$1,275	\$4,125	
2016	Commercial / Industrial	\$2,850	\$1,275	\$4,125	-60%
2015	Commercial / Industrial	\$2,850	\$7,483	\$10,333	
2014	Commercial / Industrial	\$2,850	\$7,483	\$10,333	

## 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
<b>Totals:</b>		\$0.00	\$0.00	\$7.11

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$1,110.86	\$7.11	\$12.58	\$0.00	\$1,130.55	\$0.00	\$1,130.55
2021	116.142000	\$915.21	\$6.81	\$0.00	\$0.00	\$922.02	\$922.02	\$0.00
2020	116.599000	\$923.53	\$6.68	\$3.47	\$0.00	\$933.68	\$933.68	\$0.00
2019	116.788000	\$332.85	\$6.71	\$0.00	\$0.00	\$339.56	\$339.56	\$0.00
2018	117.213000	\$334.07	\$5.58	\$0.00	\$0.00	\$339.65	\$339.65	\$0.00
2017	117.294000	\$483.82	\$5.58	\$0.00	\$0.00	\$489.40	\$489.40	\$0.00
2016	117.201000	\$483.46	\$4.58	\$8.95	\$0.00	\$496.99	\$496.99	\$0.00
2015	119.845000	\$1,238.36	\$4.58	\$0.00	\$0.00	\$1,242.94	\$1,242.94	\$0.00
2014	117.365011	\$1,212.75	\$8.91	\$0.00	\$0.00	\$1,221.66	\$1,221.66	\$0.00
2013	120.600691	\$1,230.15	\$8.91	\$0.00	\$0.00	\$1,239.06	\$1,239.06	\$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	

# 2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/13/2023  
PIN NO: 00124768  
AIN NO: 128330210200900  
GEO CODE: B 055780001  
BILL NO: 221840936

TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/13/2023

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## Real Estate Tax Summary

Special Assessment	Amount
Special Assessment Principal	0.00
Special Assessment Interest	0.00
Solid Waste Fee	7.11
<b>Special Assessment Total</b>	<b>7.11</b>

## Property Address of Record

### Taxed Items:

W 50 FT LOTS 38-40-42-44-46-48 MEAD AVE. RANSON & KAY'S ADD.

Owner of Record March 13, 2023

MEAD STREET PARTNERS LLC

## Real Estate Account Summary

Description	Amount
Net General Tax	223.90
Special Assessment	7.11
<b>Total Amount Due</b>	<b>231.01</b>
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	2.60
Minimum Half Amount due	118.11
Full Payment	233.61

MEAD STREET PARTNERS LLC  
2024 N WOODLAWN ST STE 200  
WICHITA KS 67208-1878

Half or Full Payment Due March 20, 2023

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# 2022 Real Estate Tax Statement

AIN NO: 128330210200900  
GEO CODE: B 055780001  
TU: 6702

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Check relevant boxes

\*DUPLICATE\* 03/13/2023

☐ Credit Card Payment  
(See Back)

☐ Address Change?  
See Back

☐ Mail Receipt

Mail payments to:

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

06 1

Due by March 20, 2023

Minimum Payment	118.11
Full Payment	233.61
Amount Enclosed	

2022-00124768

MEAD STREET PARTNERS LLC

MEAD STREET PARTNERS LLC  
2024 N WOODLAWN ST STE 200  
WICHITA KS 67208-1878

202222184093600124768 061 0000011811 0000023361 1

# Property Taxes and Appraisals

## W 50 FT LOTS 38-40-42-44-46-48 MEAD AVE. RANSON & KAY'S ADD.

### Property Description

Legal Description	W 50 FT LOTS 38-40-42-44-46-48 MEAD AVE. RANSON & KAY'S ADD.
Owner	MEAD STREET PARTNERS LLC
Mailing Address	2024 N WOODLAWN ST STE 200 WICHITA KS 67208-1878
Geo Code	B 055780001
PIN	00124768
AIN	128330210200900
Tax Unit	6702 001 WICHITA U-259
Land Use	3610 Warehouse distribution or storage facili
Market Land Square Feet	7,504
2023 Total Acres	.17
2023 Appraisal	\$7,910
2023 Assessment	\$1,978

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$5,600	\$2,310	\$7,910	+2%
2022	Commercial / Industrial	\$5,600	\$2,180	\$7,780	+3%
2021	Commercial / Industrial	\$5,600	\$1,920	\$7,520	+0%
2020	Commercial / Industrial	\$5,600	\$1,900	\$7,500	+34%
2019	Commercial / Industrial	\$5,600	\$0	\$5,600	
2018	Commercial / Industrial	\$5,600	\$0	\$5,600	-61%
2017	Commercial / Industrial	\$5,600	\$8,730	\$14,330	-1%
2016	Commercial / Industrial	\$5,600	\$8,880	\$14,480	0%
2015	Commercial / Industrial	\$5,600	\$8,950	\$14,550	0%
2014	Commercial / Industrial	\$5,600	\$8,970	\$14,570	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$1,400	\$578	\$1,978	+2%
2022	Commercial / Industrial	\$1,400	\$545	\$1,945	+3%
2021	Commercial / Industrial	\$1,400	\$480	\$1,880	+0%
2020	Commercial / Industrial	\$1,400	\$475	\$1,875	+34%
2019	Commercial / Industrial	\$1,400	\$0	\$1,400	
2018	Commercial / Industrial	\$1,400	\$0	\$1,400	-61%
2017	Commercial / Industrial	\$1,400	\$2,183	\$3,583	-1%
2016	Commercial / Industrial	\$1,400	\$2,220	\$3,620	0%
2015	Commercial / Industrial	\$1,400	\$2,238	\$3,638	0%
2014	Commercial / Industrial	\$1,400	\$2,243	\$3,643	

### 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
<b>Totals:</b>		\$0.00	\$0.00	\$7.11

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$223.90	\$7.11	\$2.60	\$0.00	\$233.61	\$0.00	\$233.61
2021	116.142000	\$218.35	\$6.81	\$0.00	\$0.00	\$225.16	\$225.16	\$0.00
2020	116.599000	\$217.82	\$6.68	\$0.84	\$0.00	\$225.34	\$225.34	\$0.00
2019	116.788000	\$163.48	\$6.71	\$0.00	\$0.00	\$170.19	\$170.19	\$0.00
2018	117.213000	\$164.07	\$5.58	\$0.00	\$0.00	\$169.65	\$169.65	\$0.00
2017	117.294000	\$420.25	\$5.58	\$0.00	\$0.00	\$425.83	\$425.83	\$0.00
2016	117.201000	\$424.27	\$4.58	\$7.86	\$0.00	\$436.71	\$436.71	\$0.00
2015	119.845000	\$436.01	\$4.58	\$0.00	\$0.00	\$440.59	\$440.59	\$0.00
2014	117.365011	\$427.57	\$8.91	\$0.00	\$0.00	\$436.48	\$436.48	\$0.00
2013	120.600691	\$422.12	\$8.91	\$0.00	\$0.00	\$431.03	\$431.03	\$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
<b>Total: 115.114000</b>	

# MAP of RANSON AND KAY'S ADDITION

to the CITY of WICHITA.

KANSAS.

1886.

T. A. Bayley City Engineer.

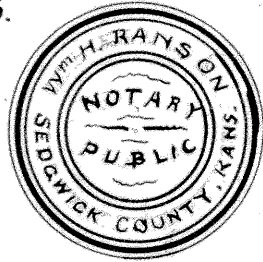
State of Kansas }  
County of Sedgwick } ss. Know all men by these pre-  
sents, that I Mary A. Kay have caused my Land to be  
surveyed and Platted as shown by the plat and descri-  
ption thereon. The Lots as platted are intended for  
sale. The streets and alleys as indicated on this  
plat are hereby dedicated to, and for the use of the  
Public

Mary A. Kay

State of Kansas }  
County of Sedgwick } ss. Before me a Notary Public  
in and for said State and County, personally came Mary A.  
Kay, a widow, who is personally known to me to be the iden-  
tical person, who had T. A. Bayley survey and Plat the accom-  
panying described land, and she acknowledges the same to  
be her voluntary act and deed

Acknowledged before me this      day of March A. D. 1886.

Wm H. Ranson  
My commission expires Nov 25<sup>th</sup> 1889



I Tho<sup>s</sup> A Bayley, City Engineer, in and for the City of  
Wichita, Sedgwick Co. Kansas, do hereby certify that I have  
Surveyed and Platted Ranson and Kays Addition to the City  
of Wichita. The accompanying map is a correct exhibit of  
said survey described as follows, to wit;

Beginning at a point 1714  $\frac{1}{2}$  feet East from the North  
West corner of Section 33, Township 27 South, Range 1 East  
of the 6<sup>th</sup> Principal Meridian; Thence running South  
2661  $\frac{1}{2}$  feet, Thence East 390 feet, Thence North 2660  $\frac{1}{2}$  feet,  
Thence West 390 feet to the place of beginning.

Tho<sup>s</sup> A Bayley  
City Engineer.

All Lots are 25 x 150 feet, except Lots land 2  
Which are 35 x 150 feet, And Lots 191 and 192 which are  
as shown by figures on map.

ENTERED ON TRANSFER  
RECORD  
APRIL 5 1886  
E. FORD CO. CLERK.

FILED APRIL 5 1886 AND RECORDED  
IN BOOK PAGE  
H. D. HAISERMAN REG. OF DEEDS  
R. C. DEAM. DEPUTY

I, Joseph Bowman, Register of Deeds of Sedgwick  
County, Kansas, do hereby certify that the above is a true  
and correct copy of the plat of Map of Ranson and Kays  
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 the legal custody thereof. Witness my hand  
and the seal of my office this 21<sup>st</sup> day of Aug. 1912

Joseph Bowman  
Register of Deeds.

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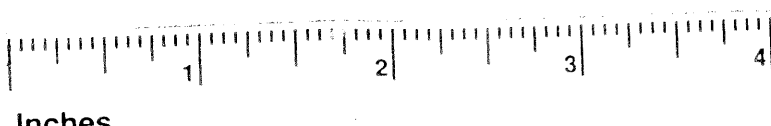
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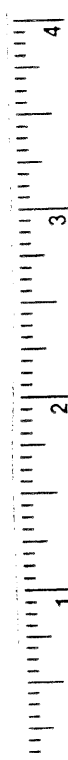


Inches



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

Bill Meek, Register of Deeds  
Digitized rendition of original signature



Inches



Sedgwick County  
Register of Deeds - Bill Meek  
DOC.#/FLM-PG: 29432778

Receipt #: 1885281  
Pages Recorded: 2  
Cashier Initials: KL

Recording Fee: \$12.00  
Authorized By

Date Recorded: 1/31/2014 11:55:40 AM



### SPECIAL WARRANTY DEED

This Indenture, Made this 31<sup>st</sup> day of January, 2014 by and between AmeriPride Services Inc., successor-in-interest to Welch's Overall Cleaning Co., Inc., party of the first part (Grantor), and Mead Street Partners, LLC, a Kansas limited liability company, party of the second part (Grantee).

WITNESSETH, That said party of the first part, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, to us duly paid, the receipt of which is hereby acknowledged, does by these presents, Sell and Convey unto the said party of the second part, their successors and assigns, all of the Grantor's interest in the following described lot, tract, or parcel of the land, lying, being and situated in the County of Sedgwick and State of Kansas, to wit:

Lots 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 and 48, Mead Avenue, in Ranson and Kay's Addition to the City of Wichita, Sedgwick County, Kansas.

Subject to all easements, restrictions and reservations, if any, now of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. And said party of the first part for themselves and for their successors and assigns do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents, said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances, of what nature or kind whatsoever, by, through, or under said party of the first part except as herein above stated and except for the lien of the taxes both general and special not now due and payable and they will warrant and forever defend said interest unto the said party of the second part, their successors and assigns, against said parties of the first part, their

Mail to:  
1861 N. Rock Road, Suite 200  
Wichita, KS 67206

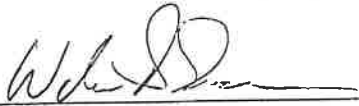
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2094491 m

successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under the party of the first part.

IN WITNESS WHEREOF, The said party of the first part has hereunto set their hands, the day and year first above written.

AmeriPride Services Inc., successor-in-interest  
to Welch's Overall Cleaning Co., Inc.



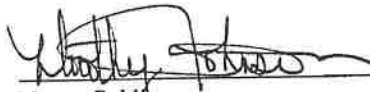
By: William B. Evans, President and CEO

### ACKNOWLEDGEMENT

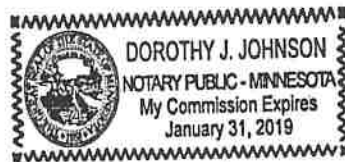
State of Minnesota, County of Hennepin} ss.

BE IT REMEMBERED, That on this 21<sup>st</sup> day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, came William B. Evans, President and CEO of AmeriPride Services Inc., successor-in-interest to Welch's Overall Cleaning Co., Inc., who personally known to me to be the same person(s) who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

  
 Notary Public

My appointment expires:



 Security 1<sup>st</sup> Title

File No. 2094491

**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**First American Title Insurance Company**

**NOTICE**

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

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


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

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California 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 Amount of Insurance 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 COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

**Issuing Agent: Security 1st Title**

 **Security 1<sup>st</sup> Title**

**Nariah Hamilton**  
**727 N Waco Ave**  
**Wichita, KS 67203**  
**Ste 300**  
**(316) 779-1935 (Work)**  
[nhamilton@security1st.com](mailto:nhamilton@security1st.com)

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of 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.

### 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 is not 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

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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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. 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.
  - 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.
7. **IF THIS COMMITMENT IS 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 closing, settlement, escrow, or any other purpose.
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. **CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, To Be Determined
Issuing Office:		Title Contact:	Nariah Hamilton
ALTA Universal ID:	1010831		727 N Waco Ave
Loan ID Number:			Wichita, KS 67203
Commitment No.:	C-NH3020662		Ste 300
Property Address:	1634 S. Mead St.		(316) 779-1935 (Work)
	Wichita, KS 67211		<a href="mailto:nhamilton@security1st.com">nhamilton@security1st.com</a>

**SCHEDULE A**

- 1. Commitment Date:**  
03/02/2023 at 7:00 AM
- 2. Policy to be issued:**  
ALTA Owner's Policy 07-01-2021  
Proposed Insured: A Legal Entity, To Be Determined  
\$1,000.00
- 3. The estate or interest in the Land at the Commitment Date is:**  
Fee Simple
- 4. The Title is, at the Commitment Date, vested in:**  
Mead Street Partners, LLC, a Kansas limited liability company
- 5. The Land is described as follows:**  
  
Lots 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, and 48, Mead Avenue, in Ranson and Kay's Addition to the City of Wichita, Sedgwick County, Kansas.

**Security 1st Title, LLC**

By: 



---

**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. **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.**
6. File a release of Mortgage dated JUNE 07, 2022, recorded JUNE 14, 2022, as Doc#/Flm-Pg: [30170541](#), made by Mead Street Partners, LLC, to The Bennington State Bank, in the amount of \$243,000.00.
7. File a release of the Assignment of Leases/Rents dated JUNE 07, 2022, recorded JUNE 14, 2022, as Doc#/Flm-Pg: [30170542](#), made by Mead Street Partners LLC,, to The Bennington State Bank
8. We have a copy of the Articles of Organization dated JANUARY 22, 2014 and a copy of the Operating Agreement dated JANUARY 22, 2014 of Mead Street Partners, 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.
9. 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 Talal A. Timsah, Manager
10. Provide this company with a properly completed and executed Owner's Affidavit.
11. File a Warranty Deed from Mead Street Partners, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.

**12. 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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**SCHEDULE B, PART II—Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions 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 \$3,567.59.**

**First Installment: \$1,783.80, PAID**

**Second Installment: \$1,783.79, DUE, but not delinquent until May 10, 2023**

**Property I.D. # B-05574**

**PIN # 00124763 (Even Lots 18-36)**

8. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$1,117.97.**

**First Installment: \$558.99, plus interest and fees, DELINQUENT**

**Second Installment: \$558.98, DUE, but not delinquent until May 10, 2023**

**Property I.D. # B-05578**

**PIN # 00124767 (Portion of even Lots 38-48)**

9. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$231.01.**

**First Installment: \$115.51, plus interest and fees, DELINQUENT**

**Second Installment: \$115.50, DUE, but not delinquent until May 10, 2023**

**Property I.D. # B-05578-0001**

**PIN # 00124768 (Remainder of even Lots 38-48)**

10. **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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