



**AUCTION**

# PROPERTY INFORMATION



**411 SOUTH TOPEKA AVENUE  
WICHITA, KS**

**ONLINE ONLY | Bidding Ends  
Thursday, June 1st, 2023 @ 2:00 PM CT**



Kevin Howell, Auctioneer  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)



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DEMOGRAPHICS

WICHITA, KS 67206-1264

411 S TOPEKA AVE  
WICHITA, KS 67202

**Function:** 2211 Branch bank (d) **Sfx:**  
**Activity:** 2120 Service-oriented shopping  
**Ownership:** 1100 Private-free simple  
**Site:** 6000 Developed site - with building

**Prop Class:** C Commercial & Industrial - C  
**Property Type:** TIF-C-TIF - Commercial & Indus  
**Living Units:**  
**Zoning:** CBD  
**Multi-Zoning:** N **Non-Conforming:** N  
**Neighborhood:** 876.8 876.8  
**Economic Adj. Factor:**  
**Map / Routing:** B / 125210330400700  
**School District:** 0602 USD 259  
**Legacy ID:** 00123278  
**Investment Class:**  
**Tax Unit Group:** 6767-6767 070R WICHITA U-  
 259-SSID-GM-CCS

LOTS 82-84 & N 5 FT LOT 86 TOPEKA AVE  
ENGLISH'S 3RD. ADD.



**Image Date:** 07/07/2020

### Topography:

**Utilities:** All Public - 1

**Access:** Paved Road - 1

**Fronting:** Secondary Street - 3  
**Location:** Central Business District - 1  
**Parking Type:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3

**Parking Covered:**  
**Parking Uncovered:**

Date	Time	Code	Reason	Appraiser	Contact	Code
04/25/2017	9:46 AM	11	RE	433		
12/01/2014	1:05 PM	1	BP	483	CHRISTY	5
07/20/2009	11:40 AM	11	RE	433		

Number	Amount	Type	Issue Date	Status	% Comp
14-002645	260,200	Interior Remodel	09/11/2014	C	100
08-05600	49,570	Roof	08/12/2008	C	100
06389	60,650	Interior Remodel	05/16/1995	C	100

Cls	Land	Building	Total
C	38,700	119,470	158,170

Cls	Land	Building	Total
C	38,700	103,090	141,790

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	7,731				5	50						890	10,000.00	10.00	10.00	10.00	5.01	38,700

<b>Total Market Land Value</b>	<b>38.700</b>
--------------------------------	---------------





**Tax Year: 2023      Run Date: 4/13/2023 3:33:09 PM**

## CALCULATED VALUES

<b>Cost Land:</b>	38,700
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<b>Cost Building:</b>	119,470
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**Cost Total:** 158,170

**Ag Use Land:** 0

**Ag Buildings:** 0

**Misc. Buildings:** 0

## FINAL VALUES

Value Method: COST

**Land Value:** 38,700

**Building Value:** 119,470

**Final Value:** 158,170

**Prior Value:**

**Manufactured Homes:** 0

**Income Value:** 0

**Market Value:**

**MRA Value:**

**New Construction:** 0

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	304-Bank	C	2.67	1961		01 / 01		800	89	11	3	2				051				475,780	16	76,120
703	304-Bank	C	2.67			1		800	89	8						084						
2	304-Bank	C	2.67	1961		01 / 01		507	79	11	3	2				051				229,630	16	36,740
703	304-Bank	C	2.67			1		507	66	8						084						
703	304-Bank	C	2.67			1		1,404	242	8						084						

## 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	1970			10		8		1	3	3						19,310	30	5,790
2	163-Site Improvements	C	2.00	1	1970			10		8		1	3	3						2,720	30	820

## COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		100				
1	843-Curtain-Concrete & Glass Panels		100				
1	8061-Canopy, Office-Bank Steel Frame	780					
1	8061-Canopy, Office-Bank Steel Frame	169					
1	8066-Canopy, Retail Steel Frame	1,468					
1	8450-Self-Service Booth, Steel and Gl	455					
2	611-Package Unit		100				
2	882-Stud -Brick Veneer		100				

## OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	4,500					
2	6605067-Outdoor Floodlight, Incandescent	1					
2	6605071-Outdoor Lighting Pole, Steel	24			1		





Parcel ID: 087-125-21-0-33-04-007.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R87662



Tax Year: 2023

Run Date: 4/13/2023 3:33:09 PM



Parcel ID: 087-125-21-0-33-04-007.00-

SGORIONPROD Expanded Appraisal Card

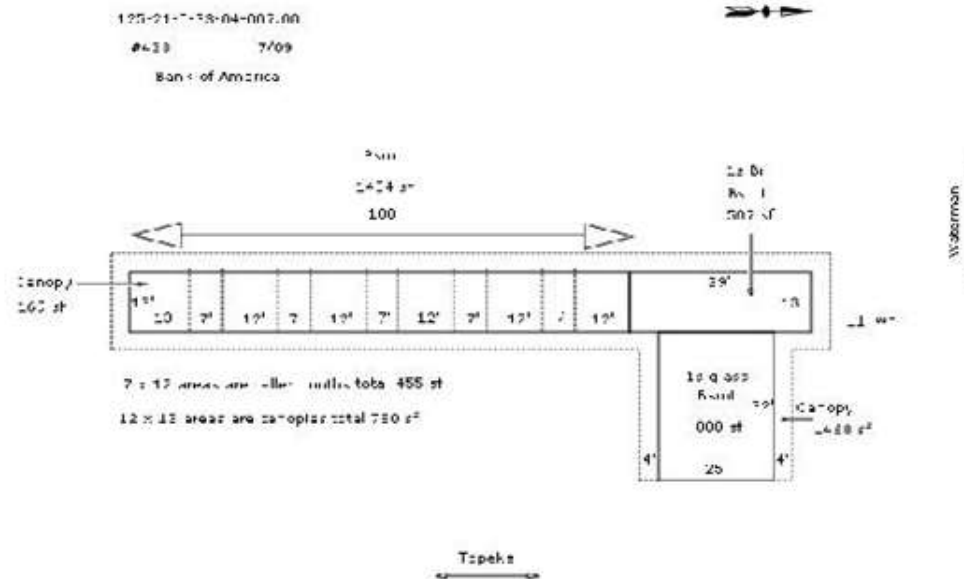
Quick Ref: R87662



Tax Year: 2023

Run Date: 4/13/2023 3:33:09 PM

Plot Plan Sketch



Search by Address Here

# Property Information Report

**Owner Name:** 411 TOPEKA PROPERTIES LLC  
**PIN Number:** 00123278  
**AIN:** 087-125-21-0-33-04-007.00  
**Geocode:** B 04258  
**Tax Unit:** 67-67

## Owner Address

**Owner Name:** 411 TOPEKA PROPERTIES LLC  
**Owner Address:** 1861 N ROCK RD STE 200  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67206-1264

## Property Address

**Property Address:** 411 S TOPEKA AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67202

## Appraised Values

**Appraised Land Value:** \$38,700  
**Appraised Improvement Value:** \$119,470  
**Appraised Total Value:** \$158,170

## Assessed Values

**Assessed Land Value:** \$9,675  
**Assessed Improvement Value:** \$29,868  
**Assessed Total Value:** \$39,543

## Land Information

**Total Acres:** 0.177  
**Total Square Feet:** 7,731

**Abbreviated  
Legal  
Description:**

LOTS 82-84 & N 5 FT LOT 86 TOPEKA AVE ENGLISH'S 3RD. ADD.

## Improvement Information

**Year Built:** 1961  
**Year Last Sold:** 2012  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 876.8

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

**Total Sq Ft:** 1307  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259



# Property Taxes and Appraisals

## 411 S TOPEKA AVE WICHITA

### Property Description

Legal Description	LOTS 82-84 & N 5 FT LOT 86 TOPEKA AVE ENGLISH'S 3RD. ADD.
Owner	411 TOPEKA PROPERTIES LLC
Mailing Address	1861 N ROCK RD STE 200 WICHITA KS 67206-1264
Geo Code	B 04258
PIN	00123278
AIN	125210330400700
Tax Unit	6767 070R WICHITA U-259-SSMID-CCS
Land Use	2211 Branch bank (drive up facility)
Market Land Square Feet	7,731
2023 Total Acres	.18
2023 Appraisal	\$158,170
2023 Assessment	\$39,543

### Commercial Buildings

Building	Units	Built	Sq. Ft.
3-BANK OF AMERICA (Bank)		1961	1,307

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

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$38,700	\$119,470	\$158,170	+12%
2022	Commercial / Industrial	\$38,700	\$103,090	\$141,790	-5%
2021	Commercial / Industrial	\$38,700	\$111,320	\$150,020	+3%
2020	Commercial / Industrial	\$38,700	\$107,580	\$146,280	-2%
2019	Commercial / Industrial	\$38,700	\$110,880	\$149,580	+4%
2018	Commercial / Industrial	\$38,700	\$104,530	\$143,230	-14%
2017	Commercial / Industrial	\$38,700	\$128,690	\$167,390	-2%
2016	Commercial / Industrial	\$38,700	\$132,140	\$170,840	-3%
2015	Commercial / Industrial	\$38,700	\$137,510	\$176,210	+2%
2014	Commercial / Industrial	\$38,500	\$135,000	\$173,500	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$9,675	\$29,868	\$39,543	+12%
2022	Commercial / Industrial	\$9,675	\$25,773	\$35,448	-5%
2021	Commercial / Industrial	\$9,675	\$27,830	\$37,505	+3%
2020	Commercial / Industrial	\$9,675	\$26,895	\$36,570	-2%
2019	Commercial / Industrial	\$9,675	\$27,720	\$37,395	+4%
2018	Commercial / Industrial	\$9,675	\$26,133	\$35,808	-14%

Year	Class	Land	Improvements	Total	Change
2017	Commercial / Industrial	\$9,675	\$32,173	\$41,848	-2%
2016	Commercial / Industrial	\$9,675	\$33,035	\$42,710	-3%
2015	Commercial / Industrial	\$9,675	\$34,378	\$44,053	+2%
2014	Commercial / Industrial	\$9,625	\$33,750	\$43,375	

## 2022 Tax Year Special Assessments

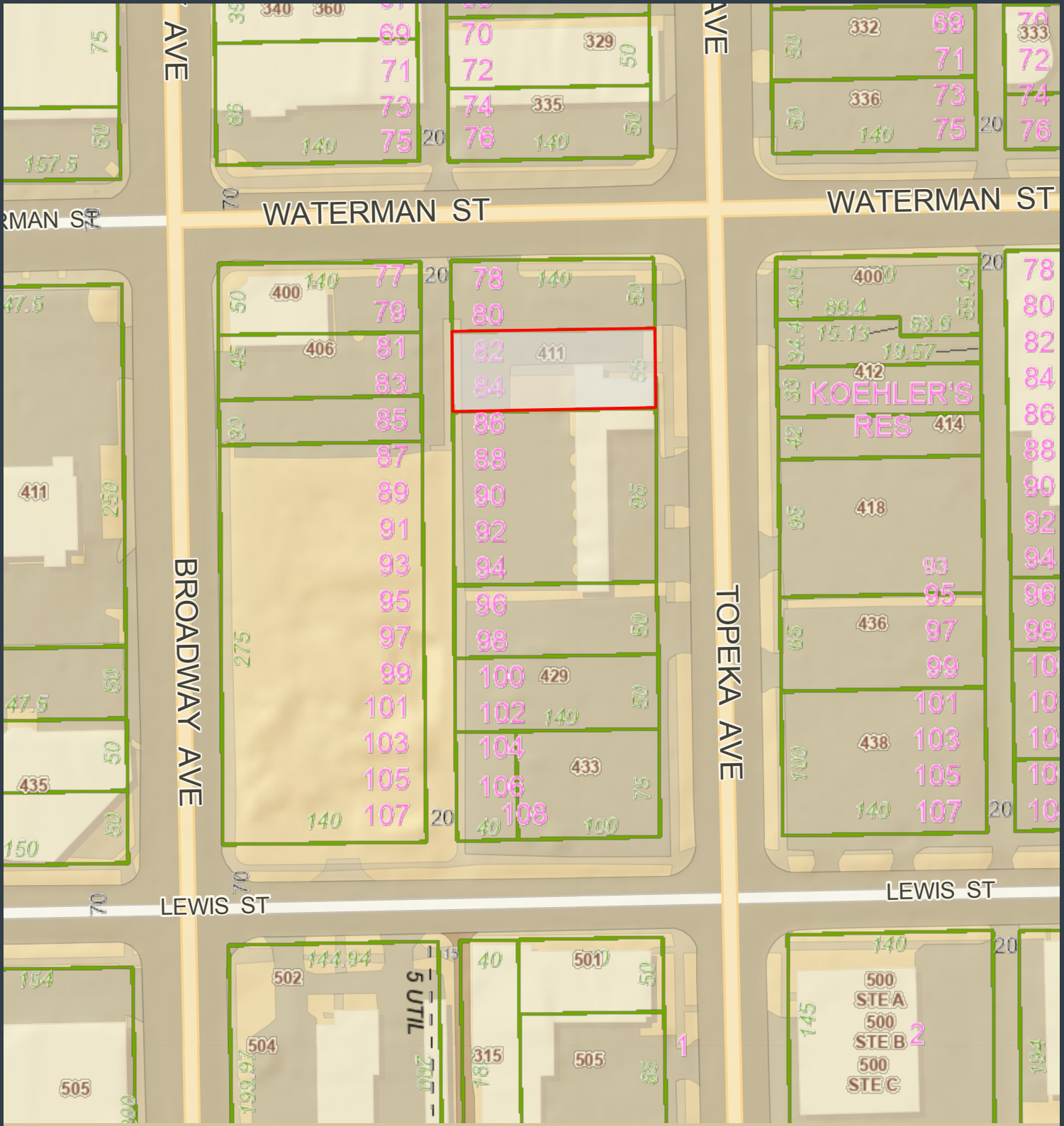
Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.11
<b>Totals:</b>		\$0.00	\$0.00	\$7.11

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	121.842000	\$4,319.04	\$7.11	\$0.00	\$0.00	\$4,326.15	\$4,326.15	\$0.00
2021	122.879000	\$4,608.58	\$6.81	\$17.31	\$0.00	\$4,632.70	\$4,632.70	\$0.00
2020	123.159000	\$4,503.93	\$6.71	\$0.00	\$0.00	\$4,510.64	\$4,510.64	\$0.00
2019	123.827657	\$4,630.54	\$6.71	\$0.00	\$0.00	\$4,637.25	\$4,637.25	\$0.00
2018	124.394000	\$4,454.34	\$5.58	\$0.00	\$0.00	\$4,459.92	\$4,459.92	\$0.00
2017	124.443000	\$5,207.72	\$5.58	\$0.00	\$0.00	\$5,213.30	\$5,213.30	\$0.00
2016	124.341000	\$5,310.61	\$4.58	\$0.00	\$0.00	\$5,315.19	\$5,315.19	\$0.00
2015	125.963000	\$5,549.05	\$4.58	\$0.00	\$0.00	\$5,553.63	\$5,553.63	\$0.00
2014	123.446857	\$5,354.53	\$5.94	\$0.00	\$0.00	\$5,360.47	\$5,360.47	\$0.00
2013	126.641068	\$5,438.94	\$5.94	\$0.00	\$0.00	\$5,444.88	\$5,444.88	\$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
1322 SELF-SUPPD MUNICIPAL IMPR DISTRICT	6.728000
Total: 121.842000	



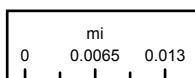
Date: 4/13/2023

My Map

Sedgwick County, Kansas

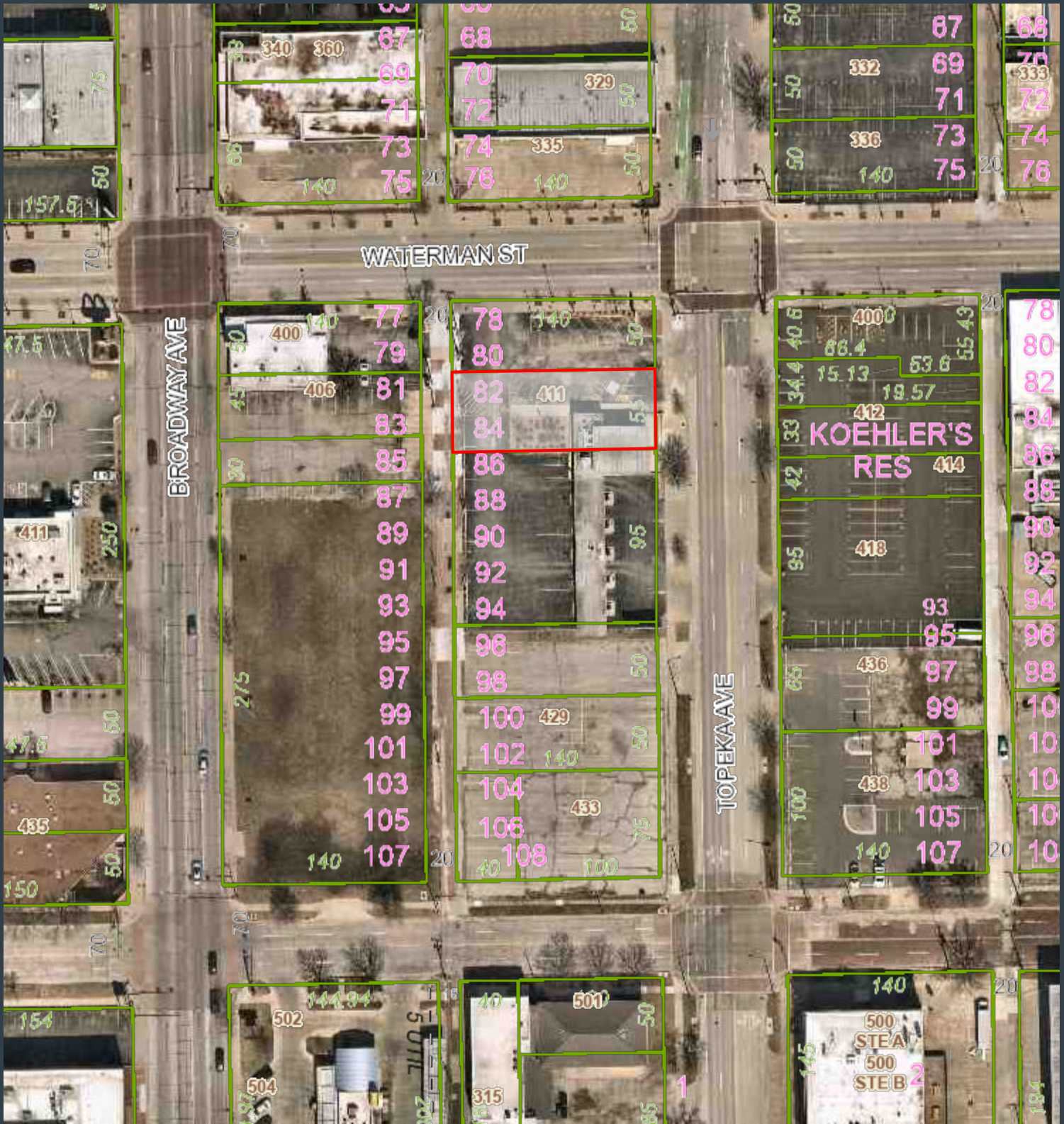


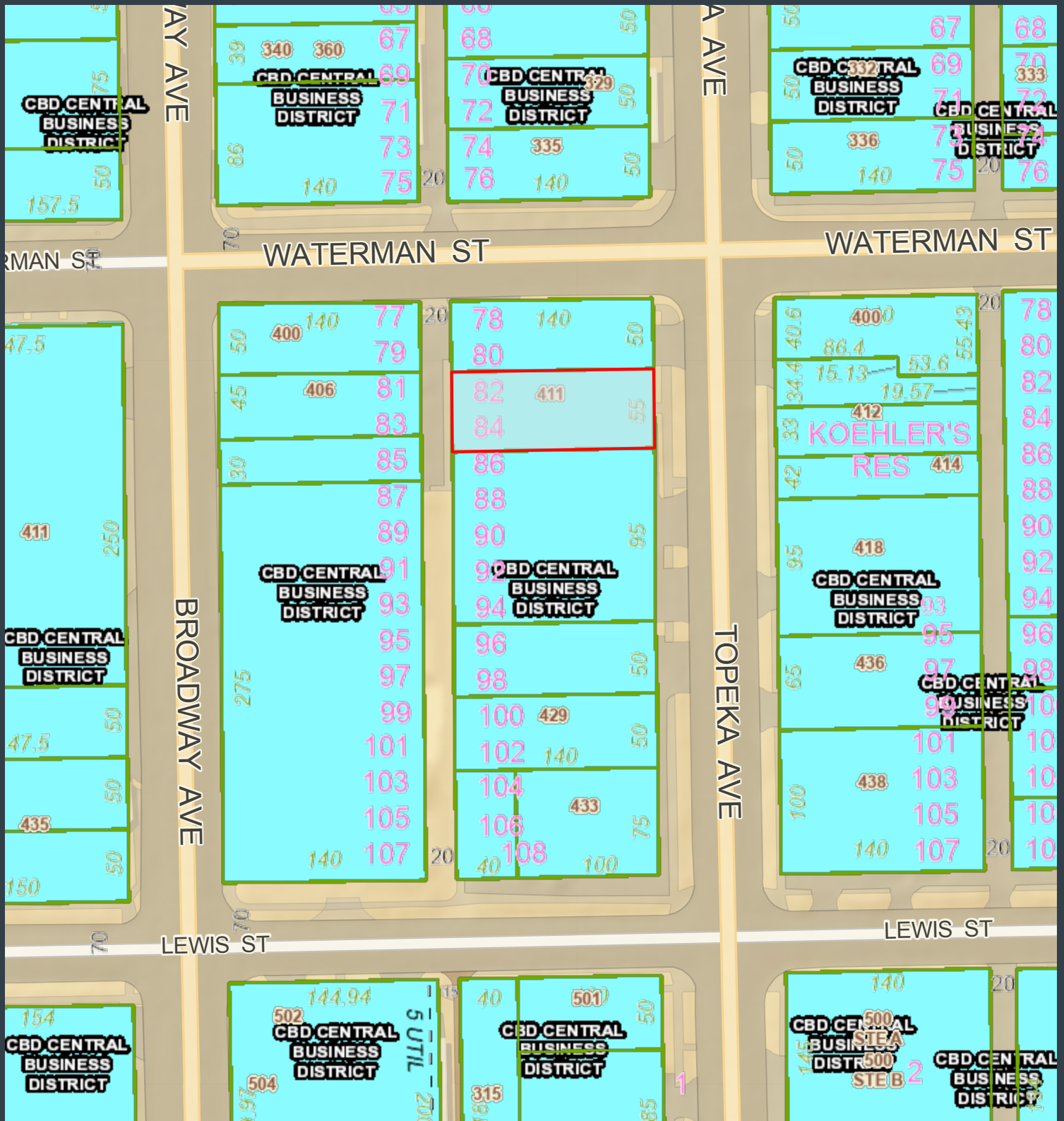
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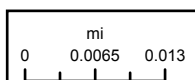
Date: 4/13/2023

## Zoning

Sedgewick County, Kansas



1:1,128



It is understood that the Sedgewick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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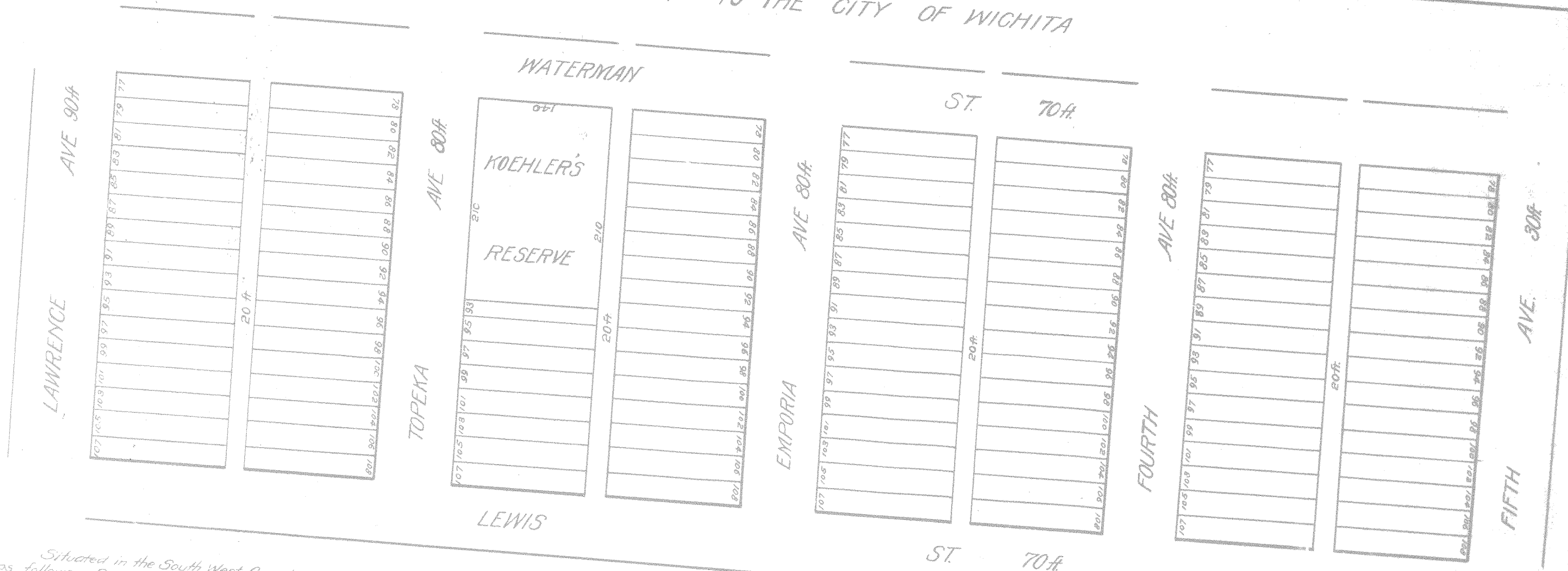
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- 7-2

PLAT OF N.A. ENGLISH'S 3<sup>RD</sup> ADDITION TO THE CITY OF WICHITA



Situated in the South West Quarter of Section 21 Township 27 South Range 1 East and described as follows: Beginning at a point 45 ft West of the South East Corner of Lawrence Avenue and Waterman Street thence East 1515 ft to a Stone thence South 470 ft to a Stone thence West 1515 ft to a Stone thence North 470 ft to the Place of Beginning.

All Lots are 25x140 ft Except lot 93 on Topeka Avenue is 15x140. Alleys are 20 ft.

I hereby Certify that I have accurately Surveyed and Staked the within described addition according to the plat represented thereto.  
Hudson George,  
City Engineer.

State of Kansas } ss.  
County of Sedgwick }

Personally appeared before me a county clerk in and for the County and State of Kansas N.A. English who acknowledged the above plat of N.A. English's 3<sup>rd</sup> Addition to the City of Wichita, to be his own act and deed, and wishes the same to be recorded as such, And all Streets and Alleys therein designated are hereby set apart for the use of the public forever, and all lots as numbered are intended for sale.

N.A. English. (Seal)

State of Kansas } ss.  
County of Sedgwick }

On this 3<sup>rd</sup> day of June A.D. 1873 before me a County Clerk in and for said County and State came N.A. English to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same. In witness whereof I have hereunto set my hand and Official Seal of the County the day and year last above mentioned.

State of Kansas } ss.  
Sedgwick County }

This instrument was filed for record on the 3<sup>rd</sup> day of June A.D. 1873 at 9:30 o'clock A.M. and duly recorded in Book A. of Plats at Page 35.



Fred Schattner  
County Clerk.



John S. McElvor,  
Register of Deeds.

I, Joseph Bowman, Register of Deeds of Sedgwick County, Kansas, hereby certify that the above is a true and exact copy of the plat of N.A. English's 3<sup>rd</sup> Addition to the City of Wichita; 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 24<sup>th</sup> day of Dec. A.D. 1910.

Joseph Bowman  
Register of Deeds

copy - Compliments Security Abstract Company.



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





Register of Deeds - Bill Hook  
DOC.#/FLM-PG: 29298067

Receipt #: 1819779  
Pages Recorded: 2  
Cashier Initials: OH

Authorized By [Signature] Recording Fee: \$12.00

Date Recorded: 6/15/2012 12:11:48 PM



MAIL TO:

229 S. Ellis  
Wichita KS 67211

### TRUSTEE'S DEED

Grantor, **Susan J. Champeny**, Trustee of the The John C. Champeny Trust, dated September 26, 2006, acting pursuant to the powers vested under said Trust, for the sum of One Dollar and 00/100 Dollars (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey to **411 Topeka Properties, LLC**, all right, title and interest in the following described real estate:

**The north 5 feet of Lot 86, and all of Lots 82 and 84, Topeka Avenue, English's Third Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.**

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

June 5, 2012.



Security 1<sup>st</sup> Title

File No. 2049280  
Page 1 of 1

\$12.00  
Sec 1st

12

2049280 n

000029298067

By: Susan J. Champeny, Trustee  
Susan J. Champeny, Trustee

of the The John C. Champeny Trust, dated  
September 26, 2006

State of Massachusetts, Worcester County} ss.

This instrument was acknowledged before me on June 5, 2012 by Susan J. Champeny, Trustee of  
the The John C. Champeny Trust, dated September 26, 2006, for and on behalf of said Trust.

Monica A. Aldridge  
Monica A. Aldridge, Notary Public

My appointment expires: November 11, 2016



File No. 2049280  
Page 2 of 2



First American Title™

Commitment for Title Insurance  
Kansas - 2021 v. 01.00 (07-01-2021)

**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 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 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 1st Title

**Joey Landes**  
**727 N Waco Ave**  
**Wichita, KS 67203**  
**Ste 300**  
**(316) 779-1942 (Work)**  
**(316) 267-8115 (Work Fax)**  
[jlandes@security1st.com](mailto:jlandes@security1st.com)

*This page is only a part of a 2021 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; and Schedule B, Part II—Exceptions*

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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 faith reliance to:

*This page is only a part of a 2021 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; and Schedule B, Part II—Exceptions*

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- 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:	727 N Waco Ave Ste 300 Wichita, KS 67203	Title Contact:	Joey Landes 727 N Waco Ave Wichita, KS 67203 Ste 300 (316) 779-1942 (Work) (316) 267-8115 (Work Fax) <a href="mailto:jlandes@security1st.com">jlandes@security1st.com</a>
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-JL3022486		
Property Address:	411 S. Topeka Ave. Wichita, KS 67202		

**SCHEDULE A**

**1. Commitment Date:**

03/16/2023 at 7:00 AM

**2. Policy to be issued:**

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A Legal Entity, To Be Determined

**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:**

411 Topeka Properties, LLC, a Kansas limited liability company

**5. The Land is described as follows:**

The north 5 feet of Lot 86, and all of Lots 82 and 84, Topeka Avenue, English's Third Addition to the City of Wichita, Kansas, 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. **We have a copy of the Articles of Organization dated JUNE 05, 2012 and a copy of the Operating Agreement dated JUNE 05, 2012 of 411 Topeka Properties, LLC, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**

**Any instrument to be executed by 411 Topeka Properties, LLC, LLC must:**

1. Be executed in the limited liability company name, and
  2. Be signed by Talal A. Timsah, Manager.
  3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.
6. Provide this company with a properly completed and executed Owner's Affidavit.
  7. File a Warranty Deed from 411 Topeka Properties, LLC, a kansas limited liability company to A Legal Entity, To Be Determined.

**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.**

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**8. 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 year 2022 in the amount of \$4,326.15, PAID.**

**Property ID # B-04258**

**PIN # 00123278**

8. The terms and provisions contained in the document entitled "Certificate and Release for Environmental Conditions" filed as Film 1368, Page [1796](#).
9. Terms and provision contained in the Lease executed by Marjorie H. Champeny, as lessor, and The Fourth National Bank and Trust Company, as lessee, as evidenced by the Lease Agreement recorded as Misc. Book 470, Page [256](#).
10. Terms and provision contained in the Lease executed by Marjorie H. Champeny, as lessor, and The Fourth National Bank and Trust Company, as lessee, as evidenced by the "Lease" recorded as Film 397, Page [311](#).
11. 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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## Full Profile

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

Lat/Lon: 37.6821/-97.3346

411 S Topeka Ave Wichita, KS 67202	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	9,803	105,675	220,163
2027 Projected Population	9,929	106,257	221,063
2020 Census Population	9,945	105,589	219,900
2010 Census Population	8,850	107,099	222,723
Projected Annual Growth 2022 to 2027	0.3%	0.1%	-
Historical Annual Growth 2010 to 2022	0.9%	-0.1%	-
<b>Households</b>			
2022 Estimated Households	3,921	44,366	90,981
2027 Projected Households	3,956	44,453	91,025
2020 Census Households	3,959	44,167	90,508
2010 Census Households	3,392	44,153	90,547
Projected Annual Growth 2022 to 2027	0.2%	-	-
Historical Annual Growth 2010 to 2022	1.3%	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	9.4%	13.6%	13.7%
2022 Est. Population 10 to 19 Years	9.4%	13.2%	13.5%
2022 Est. Population 20 to 29 Years	21.5%	16.7%	16.7%
2022 Est. Population 30 to 44 Years	24.7%	20.2%	19.1%
2022 Est. Population 45 to 59 Years	20.5%	16.7%	15.9%
2022 Est. Population 60 to 74 Years	11.2%	13.9%	14.8%
2022 Est. Population 75 Years or Over	3.3%	5.7%	6.4%
2022 Est. Median Age	34.4	33.7	34.2
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	61.3%	50.7%	49.7%
2022 Est. Female Population	38.7%	49.3%	50.3%
2022 Est. Never Married	49.8%	40.5%	39.7%
2022 Est. Now Married	19.3%	32.7%	35.0%
2022 Est. Separated or Divorced	27.9%	21.5%	20.0%
2022 Est. Widowed	3.0%	5.3%	5.4%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	1.5%	1.9%	2.2%
2022 Est. HH Income \$150,000 to \$199,999	3.3%	2.1%	2.6%
2022 Est. HH Income \$100,000 to \$149,999	7.3%	8.5%	9.5%
2022 Est. HH Income \$75,000 to \$99,999	10.2%	11.4%	12.0%
2022 Est. HH Income \$50,000 to \$74,999	22.4%	20.2%	21.0%
2022 Est. HH Income \$35,000 to \$49,999	20.1%	16.9%	16.2%
2022 Est. HH Income \$25,000 to \$34,999	8.0%	11.5%	11.2%
2022 Est. HH Income \$15,000 to \$24,999	10.1%	11.3%	10.6%
2022 Est. HH Income Under \$15,000	17.0%	16.1%	14.7%
2022 Est. Average Household Income	\$48,369	\$55,088	\$59,655
2022 Est. Median Household Income	\$48,043	\$46,364	\$49,523
2022 Est. Per Capita Income	\$23,011	\$23,696	\$25,036
2022 Est. Total Businesses	1,822	4,816	8,466
2022 Est. Total Employees	24,239	59,659	114,226

# Full Profile

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

Lat/Lon: 37.6821/-97.3346

411 S Topeka Ave Wichita, KS 67202	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2022 Est. White	55.7%	59.2%	58.9%
2022 Est. Black	22.4%	14.2%	14.9%
2022 Est. Asian or Pacific Islander	2.7%	3.3%	4.7%
2022 Est. American Indian or Alaska Native	1.6%	1.5%	1.3%
2022 Est. Other Races	17.5%	21.8%	20.1%
<b>Hispanic</b>			
2022 Est. Hispanic Population	2,673	28,068	53,118
2022 Est. Hispanic Population	27.3%	26.6%	24.1%
2027 Proj. Hispanic Population	27.4%	26.6%	24.1%
2020 Hispanic Population	25.8%	26.7%	24.5%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	6,992	68,793	141,886
2022 Est. Elementary (Grade Level 0 to 8)	4.7%	6.8%	6.2%
2022 Est. Some High School (Grade Level 9 to 11)	10.5%	9.1%	8.1%
2022 Est. High School Graduate	33.8%	31.2%	30.6%
2022 Est. Some College	18.3%	22.4%	23.3%
2022 Est. Associate Degree Only	7.1%	7.5%	7.6%
2022 Est. Bachelor Degree Only	16.2%	14.5%	15.4%
2022 Est. Graduate Degree	9.5%	8.4%	8.6%
<b>Housing</b>			
2022 Est. Total Housing Units	4,782	50,674	102,589
2022 Est. Owner-Occupied	23.1%	43.4%	46.9%
2022 Est. Renter-Occupied	58.8%	44.1%	41.8%
2022 Est. Vacant Housing	18.0%	12.4%	11.3%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	8.0%	6.8%	6.8%
2022 Homes Built 2000 to 2009	5.7%	6.2%	6.9%
2022 Homes Built 1990 to 1999	3.3%	4.1%	5.6%
2022 Homes Built 1980 to 1989	7.5%	7.1%	8.6%
2022 Homes Built 1970 to 1979	8.9%	10.6%	12.2%
2022 Homes Built 1960 to 1969	5.2%	6.4%	7.6%
2022 Homes Built 1950 to 1959	10.4%	16.7%	19.7%
2022 Homes Built Before 1949	33.0%	29.6%	21.3%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	0.9%	0.4%	0.5%
2022 Home Value \$500,000 to \$999,999	3.6%	3.0%	3.7%
2022 Home Value \$400,000 to \$499,999	3.8%	2.9%	3.6%
2022 Home Value \$300,000 to \$399,999	5.1%	5.8%	5.9%
2022 Home Value \$200,000 to \$299,999	19.0%	16.6%	16.3%
2022 Home Value \$150,000 to \$199,999	9.4%	14.2%	14.9%
2022 Home Value \$100,000 to \$149,999	12.9%	17.8%	19.9%
2022 Home Value \$50,000 to \$99,999	29.4%	29.7%	26.3%
2022 Home Value \$25,000 to \$49,999	10.2%	5.1%	4.4%
2022 Home Value Under \$25,000	5.8%	4.5%	4.6%
2022 Median Home Value	\$122,843	\$125,513	\$134,495
2022 Median Rent	\$719	\$657	\$664

## Full Profile

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

Lat/Lon: 37.6821/-97.3346

### 411 S Topeka Ave Wichita, KS 67202

1 mi radius 3 mi radius 5 mi radius

#### Labor Force

2022 Est. Labor Population Age 16 Years or Over	8,424	82,808	172,078
2022 Est. Civilian Employed	49.3%	60.9%	61.3%
2022 Est. Civilian Unemployed	2.2%	3.2%	3.5%
2022 Est. in Armed Forces	0.7%	0.5%	0.4%
2022 Est. not in Labor Force	47.7%	35.5%	34.8%
2022 Labor Force Males	63.1%	50.6%	49.4%
2022 Labor Force Females	36.9%	49.4%	50.6%

#### Occupation

2022 Occupation: Population Age 16 Years or Over	4,150	50,403	105,503
2022 Mgmt, Business, & Financial Operations	16.3%	11.6%	11.2%
2022 Professional, Related	22.5%	18.8%	19.8%
2022 Service	23.1%	21.1%	20.8%
2022 Sales, Office	16.8%	20.2%	21.4%
2022 Farming, Fishing, Forestry	0.1%	0.3%	0.3%
2022 Construction, Extraction, Maintenance	8.8%	11.8%	10.9%
2022 Production, Transport, Material Moving	12.5%	16.0%	15.6%
2022 White Collar Workers	55.5%	50.7%	52.4%
2022 Blue Collar Workers	44.5%	49.3%	47.6%

#### Transportation to Work

2022 Drive to Work Alone	77.2%	76.3%	76.7%
2022 Drive to Work in Carpool	8.2%	9.7%	9.7%
2022 Travel to Work by Public Transportation	0.4%	1.7%	1.3%
2022 Drive to Work on Motorcycle	1.1%	0.2%	0.1%
2022 Walk or Bicycle to Work	6.7%	2.6%	2.2%
2022 Other Means	0.6%	1.2%	1.2%
2022 Work at Home	5.7%	8.3%	8.7%

#### Travel Time

2022 Travel to Work in 14 Minutes or Less	45.3%	39.2%	37.1%
2022 Travel to Work in 15 to 29 Minutes	42.3%	47.8%	49.9%
2022 Travel to Work in 30 to 59 Minutes	10.8%	10.5%	10.4%
2022 Travel to Work in 60 Minutes or More	1.5%	2.5%	2.6%
2022 Average Travel Time to Work	15.0	16.2	16.6

#### Consumer Expenditure

2022 Est. Total Household Expenditure	\$166.99 M	\$2.05 B	\$4.43 B
2022 Est. Apparel	\$5.81 M	\$71.14 M	\$153.76 M
2022 Est. Contributions, Gifts	\$8.92 M	\$110.65 M	\$240.83 M
2022 Est. Education, Reading	\$4.97 M	\$60.1 M	\$130.58 M
2022 Est. Entertainment	\$9.06 M	\$112.25 M	\$243.77 M
2022 Est. Food, Beverages, Tobacco	\$26.19 M	\$321.31 M	\$691.76 M
2022 Est. Furnishings, Equipment	\$5.65 M	\$69.89 M	\$151.78 M
2022 Est. Health Care, Insurance	\$15.25 M	\$190.87 M	\$412.49 M
2022 Est. Household Operations, Shelter, Utilities	\$55.7 M	\$678.82 M	\$1.46 B
2022 Est. Miscellaneous Expenses	\$3.15 M	\$38.56 M	\$83.34 M
2022 Est. Personal Care	\$2.23 M	\$27.49 M	\$59.38 M
2022 Est. Transportation	\$30.06 M	\$372 M	\$805.7 M

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Wichita, KS 67202  
316-262-6400

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