

2020 Real Estate Tax Statement

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

BILLING DATE: 11/14/2023
PIN NO: 00134666
AIN NO: 125220210400300
GEO CODE: C 00134
BILL NO: 201810895

TAX UNIT: 6702
Printed by: sanuser
R-0-000001 *DUPLICATE* 11/14/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary

Property Address of Record

2001 E CENTRAL AVE

Special Assessment

Amount

Taxed Items:

Special Assessment Principal 0.00
Special Assessment Interest 0.00
Solid Waste Fee 6.71
Special Assessment Total 6.71

N 100 FT W 1/2 LOT 1 EXC E 50 FT BUTLER & FISHERS OUT-LOTS



TEAMWORK LLC
1144 N SAINT FRANCIS
WICHITA KS 67214-2814

Owner of Record November 14, 2023

TEAMWORK LLC

Real Estate Account Summary

Description	Amount
Net General Tax	2,326.17
Special Assessment	6.71
Total Amount Due	2,332.88
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	1,030.17
Minimum Half Amount due	1,724.24
Full Payment	3,363.05

Half or Full Payment Due November 20, 2023

PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST

YOUR CHECK IS YOUR RECEIPT UNLESS YOU MARK THE RECEIPT OPTION BOX BELOW.
PAY ONLINE AT WWW.SEDGWICKCOUNTY.ORG

ATTENTION TAXPAYER:
A 2.19% convenience fee will be charged to all credit card transactions.

My Local Taxes - How are they used?
Go to WWW.SEDGWICKCOUNTY.ORG click Government, Departments and Services, Treasurer
MY LOCAL TAXES Breakdown Click the link to get a personalized breakdown of Real Estate
Total Taxes by Jurisdiction and Sedgwick County Taxes at Work

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

2020 Real Estate Tax Statement

06 1

AIN NO: 125220210400300
GEO CODE: C 00134
TU: 6702

Late Payments

Call (316) 660-9000 for later payoff

Due by November 20, 2023

Minimum Payment	1,724.24
Full Payment	3,363.05
Amount Enclosed	

Printed by: sanuser

Check relevant boxes

DUPLICATE 11/14/2023

☐ Credit Card Payment
(See Back)

☐ Address Change?
See Back

☐ Mail Receipt

2020-00134666
TEAMWORK LLC

Mail payments to:

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



TEAMWORK LLC
1144 N SAINT FRANCIS
WICHITA KS 67214-2814

2021 Real Estate Tax Statement

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

BILLING DATE: 11/14/2023
PIN NO: 00134666
AIN NO: 125220210400300
GEO CODE: C 00134
BILL NO: 202359982

TAX UNIT: 6702
Printed by: sanuser
R-0-000001 *DUPLICATE* 11/14/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary

Property Address of Record

2001 E CENTRAL AVE

Special Assessment

Amount

Taxed Items:

Special Assessment Principal 0.00
Special Assessment Interest 0.00
Solid Waste Fee 6.81
Special Assessment Total 6.81

N 100 FT W 1/2 LOT 1 EXC E 50 FT BUTLER & FISHERS OUT-LOTS

Owner of Record November 14, 2023

TEAMWORK LLC



TEAMWORK LLC
1144 N SAINT FRANCIS
WICHITA KS 67214-2814

Real Estate Account Summary

Description	Amount
Net General Tax	2,319.95
Special Assessment	6.81
Total Amount Due	2,326.76
Delinquent Years Total	3,363.05
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	649.59
Minimum Half Amount due	4,888.08
Full Payment	6,339.40

Delinquent Years Amount

2020 3,363.05
Delinquent Years Total 3,363.05

Half or Full Payment Due November 20, 2023

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

2021 Real Estate Tax Statement * *

06 1

AIN NO: 125220210400300
GEO CODE: C 00134
TU: 6702

Late Payments

Call (316) 660-9000 for later payoff

Due by November 20, 2023

Includes Delinquent Years	2020
Minimum Payment	4,888.08
Full Payment	6,339.40
Amount Enclosed	

Printed by: sanuser

Check relevant boxes

DUPLICATE 11/14/2023

☐ Address Change?
See Back

☐ Credit Card Payment
(See Back)

☐ Mail Receipt

2021-00134666

TEAMWORK LLC

Mail payments to:

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



TEAMWORK LLC
1144 N SAINT FRANCIS
WICHITA KS 67214-2814

202120235998200134666 061 0000152503 0000297635 0

2022 Real Estate Tax Statement

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

BILLING DATE: 11/14/2023
PIN NO: 00134666
AIN NO: 125220210400300
GEO CODE: C 00134
BILL NO: 221848425

TAX UNIT: 6702
Printed by: sanuser
R-0-000001 *DUPLICATE* 11/14/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record	2001 E CENTRAL AVE
Special Assessment	Amount	Taxed Items:	
Special Assessment Principal	0.00	N 100 FT W 1/2 LOT 1 EXC E 50 FT BUTLER & FISHERS OUT-LOTS	
Special Assessment Interest	0.00		
Solid Waste Fee	7.11		
Special Assessment Total	7.11		

TEAMWORK LLC
1144 N SAINT FRANCIS
WICHITA KS 67214-2814

Owner of Record November 14, 2023
TEAMWORK LLC

Real Estate Account Summary

Description	Amount
Net General Tax	3,073.56
Special Assessment	7.11
Total Amount Due	3,080.67
Delinquent Years Total	6,339.40
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	354.51
Minimum Half Amount due	8,100.80
Full Payment	9,774.58

Delinquent Years Amount

2021 2,976.35
2020 3,363.05
Delinquent Years Total 6,339.40

Half or Full Payment Due November 20, 2023

PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST

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

2022 Real Estate Tax Statement * *

06 1

AIN NO: 125220210400300
GEO CODE: C 00134
TU: 6702

Late Payments

Call (316) 660-9000 for later payoff

Printed by: sanuser

Check relevant boxes

DUPLICATE 11/14/2023

☐ Credit Card Payment
(See Back)

☐ Address Change?
See Back

☐ Mail Receipt

Mail payments to:

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

Due by November 20, 2023

Includes Delinquent Years	2020, 2021
Minimum Payment	8,100.80
Full Payment	9,774.58
Amount Enclosed	

2022-00134666

TEAMWORK LLC

TEAMWORK LLC
1144 N SAINT FRANCIS
WICHITA KS 67214-2814

202222184842500134666 061 0000176140 0000343518 7

Property Taxes and Appraisals

2001 E CENTRAL AVE WICHITA

Property Description

Legal Description	N 100 FT W 1/2 LOT 1 EXC E 50 FT BUTLER & FISHERS OUT-LOTS
Owner	TEAMWORK LLC
Mailing Address	1144 N SAINT FRANCIS WICHITA KS 67214-2814
Geo Code	C 00134
PIN	00134666
AIN	125220210400300
Tax Unit	6702 001 WICHITA U-259
Land Use	2105 Strip store center
Market Land Square Feet	8,610
2023 Total Acres	.20
2023 Appraisal	\$106,800
2023 Assessment	\$26,700

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-KIRBY & TENANTS (Neighborhood Shopping Ctr)		1953	3,338

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$17,200	\$89,600	\$106,800	
2022	Commercial / Industrial	\$17,200	\$89,600	\$106,800	+34%
2021	Commercial / Industrial	\$17,200	\$62,700	\$79,900	+0%
2020	Commercial / Industrial	\$17,200	\$62,600	\$79,800	
2019	Commercial / Industrial	\$17,200	\$62,600	\$79,800	
2018	Commercial / Industrial	\$17,200	\$62,600	\$79,800	-40%
2017	Commercial / Industrial	\$17,200	\$115,700	\$132,900	
2016	Commercial / Industrial	\$17,200	\$115,700	\$132,900	
2015	Commercial / Industrial	\$17,200	\$115,700	\$132,900	
2014	Commercial / Industrial	\$17,200	\$115,700	\$132,900	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$4,300	\$22,400	\$26,700	
2022	Commercial / Industrial	\$4,300	\$22,400	\$26,700	+34%
2021	Commercial / Industrial	\$4,300	\$15,675	\$19,975	+0%
2020	Commercial / Industrial	\$4,300	\$15,650	\$19,950	
2019	Commercial / Industrial	\$4,300	\$15,650	\$19,950	
2018	Commercial / Industrial	\$4,300	\$15,650	\$19,950	-40%
2017	Commercial / Industrial	\$4,300	\$28,925	\$33,225	
2016	Commercial / Industrial	\$4,300	\$28,925	\$33,225	
2015	Commercial / Industrial	\$4,300	\$28,925	\$33,225	
2014	Commercial / Industrial	\$4,300	\$28,925	\$33,225	

2022 Tax Year Special Assessments

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

2023 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

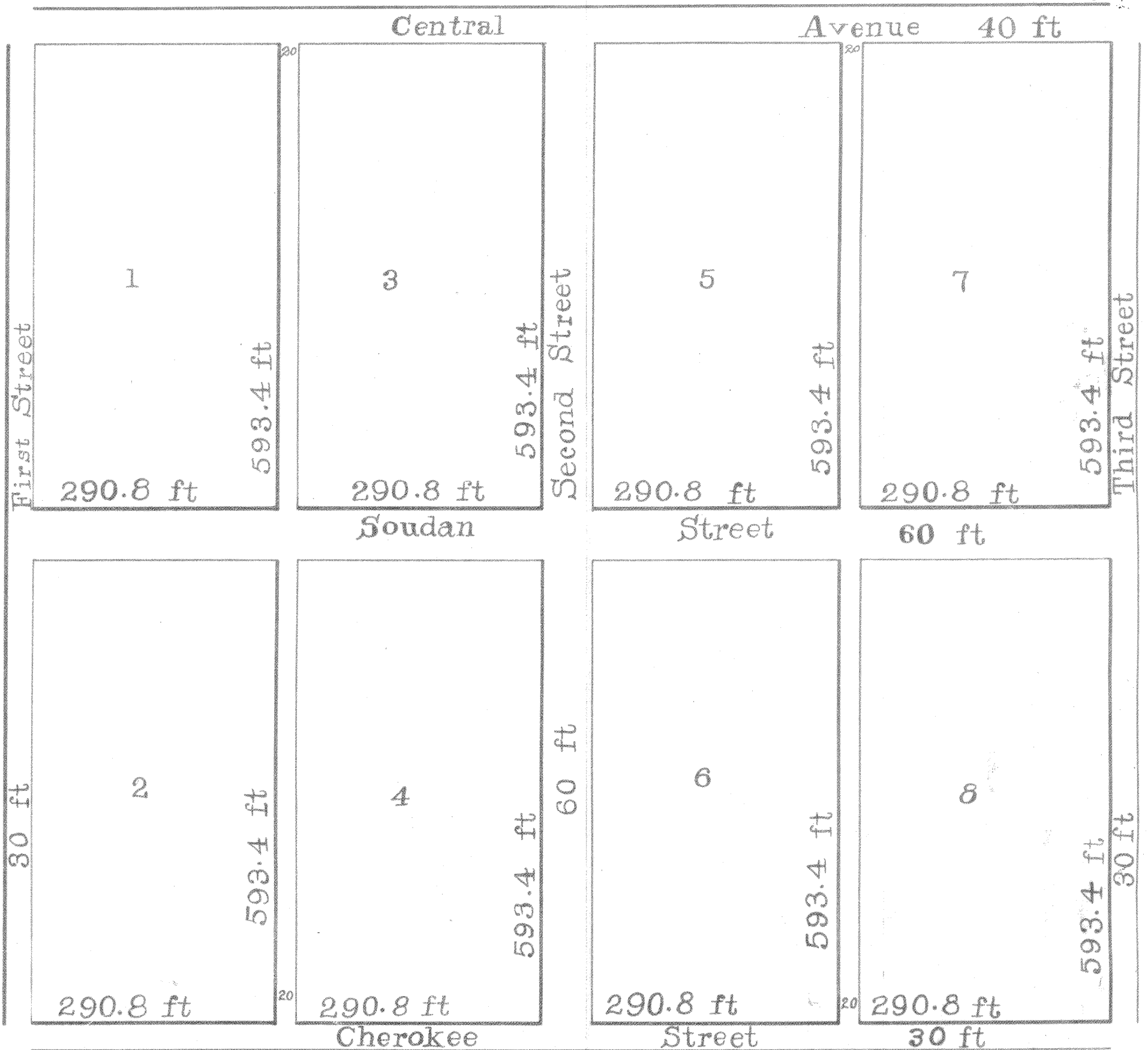
Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$3,073.56	\$7.11	\$338.51	\$16.00	\$3,435.18	\$0.00	\$3,435.18
2021	116.142000	\$2,319.95	\$6.81	\$633.59	\$16.00	\$2,976.35	\$0.00	\$2,976.35
2020	116.599000	\$2,326.17	\$6.71	\$1,014.17	\$16.00	\$3,363.05	\$0.00	\$3,363.05
2019	116.788000	\$2,329.94	\$6.71	\$0.00	\$0.00	\$2,336.65	\$2,336.65	\$0.00
2018	117.213000	\$2,338.40	\$5.58	\$289.29	\$16.00	\$2,649.27	\$2,649.27	\$0.00
2017	117.293000	\$3,897.07	\$5.58	\$1,115.53	\$16.00	\$5,034.18	\$5,034.18	\$0.00
2016	117.201000	\$3,894.02	\$4.58	\$32.49	\$0.00	\$3,931.09	\$3,931.09	\$0.00
2015	119.847000	\$3,981.92	\$4.58	\$0.00	\$0.00	\$3,986.50	\$3,986.50	\$0.00
2014	117.365011	\$3,899.46	\$5.94	\$48.94	\$0.00	\$3,954.34	\$3,954.34	\$0.00
2013	120.600691	\$4,006.96	\$5.94	\$283.38	\$16.00	\$4,312.28	\$4,312.28	\$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	

BUTLER & FISHER'S ADDITION OF OUT-LOTS.



I, John W Bear county Surveyor in and for Sedgwick County and State of Kansas do certify that I Surveyed and Platted the following described Piece or Parcel of Land into Lots Streets Avenue and alleys as Shown by the above Plat. Commencing at the North East corner of the North West quarter of Section twenty two (22) Township Twenty Seven (27) Range One (1) East in Sedgwick County Kansas. Thence South Nineteen $\frac{95}{100}$ chains thence West Twenty $\frac{95}{100}$ chains thence North Nineteen $\frac{95}{100}$ chains thence East Twenty $\frac{95}{100}$ chains to the place of commencing. All Lots are 290.8 by 593.4 feet Streets Avenue and Alleys for Width as indicated by figures on the Plat done at Wichita this 2nd day of April 1884

John W. Bear,
County Surveyor.

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 Butler and Fisher's Addition of Out-Lots; that the original plat 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 23 day of July A.D. 1910

Joseph Bowman
Register of Deeds.

Filed July 10, 1884, and Recorded in Plat Book C Page 3

H.D. Heiserman
Reg of Deeds.
By R.C. Dearn, Dept.

We H.R Butler and Lois B. Butler his wife and Jonathan Fisher and Catharine L. Fisher his wife have caused the Piece or Parcel of land to be Surveyed and Platted as described in the certificate of John W. Bear County Surveyor into Lots Streets Avenue and Alleys. This Addition to be known as Butler and Fisher's Addition of Out-Lots. We dedicate for the use of the Public all our right title and interest in and to the Streets and Alleys in said Addition

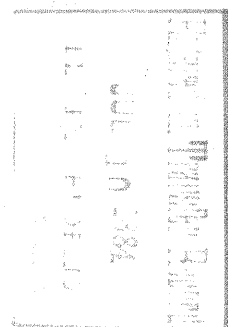
Hobart R. Butler
Lois B. Butler
Jonathan Fisher
Catharine L. Fisher

State of Kansas
Sedgwick County

Be it remembered that on this 10th day of July 1884 before me a Register of Deeds in and for Sedgwick County Kansas came Hobart R. Butler & Lois B. Butler his wife and Jonathan Fisher and Catharine L. Fisher his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In Witness whereof I have hereunto set my hand and official seal the day and year above written.

H.D. Heiserman Register of Deeds



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



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

Nariah Hamilton
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1935 (Work)
(316) 267-8115 (Work Fax)
nhamilton@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:

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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:	Nariah Hamilton 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1935 (Work) (316) 267-8115 (Work Fax) nhamilton@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-NH3051130-DB		
Property Address:	2001 E. Central Ave.; 2003 E. Central Ave.; 2005 E. Central Ave.; 2007 E. Central Ave.; 2009 E. Central Ave., 2011 E. Central Ave. Wichita, KS 67214		

SCHEDULE A

1. Commitment Date:

11/06/2023 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

The estate or interest to be insured: Fee Simple

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:

Teamwork, LLC, a Kansas limited liability company

5. The Land is described as follows:

Beginning at a point 1293.3 feet west and 40 feet south of the northeast corner of the Northwest Quarter of Section 22, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 100 feet; thence east 85 feet; thence north 100 feet; thence west 85 feet to the place of beginning, being the tract 85 feet east and west by 100 feet north and south in the northwest corner of Lot 1, Butler and Fisher's Addition of Out-Lots, Sedgwick County, Kansas.

Security 1st Title, LLC

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By:



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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. **Access to court records is currently not available. We require the owner to provide a proper owner's affidavit stating no court action in SEDGWICK County, Kansas exists wherein the owner is subject to (or may become subject to) a judgement lien which may attach to the Land. We further require a proper indemnity signed by the affiant owner(s). If we are to issue a loan policy on a non-purchase money mortgage, we must also be provided with a proper indemnity from the purchaser(s). Absence of which will result in the following exceptions to appear on any policy to be issued:**

Owner's Policy: 'Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the District Court of SEDGWICK County, Kansas including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation or filing of documents affecting title to the Land in the Public Records.'

Loan policy: 'Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the District Court of SEDGWICK County, Kansas including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation or filing of documents affecting title to the Land and/or the priority of the lien of the Insured Mortgage in the Public Records.

7. **File a release of Mortgage dated November 22, 2019, recorded November 25, 2019, as Doc#/Flm-Pg: [29916708](#), made by Teamwork, LLC, to Southwest National Bank, in the amount of \$2,587,200.00.**
8. **We have a copy of the Articles of Organization dated January 22, 2019 and a copy of the Operating Agreement dated January 18, 2019 of Teamwork, 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 Zach Guthridge, Member, and The Erik Leschuk Irrevocable Trust, Member
 - c. In the alternative, one Member may sign with separate written consent of the other Member authorizing the proposed transaction to be insured.
10. **We have a copy of the 2010 Erik D. Leschuk Irrevocable Trust dated November 2, 2010; 16. Erik D. Leschuk Designated Investment Agent. We must be furnished with copies of any Amendments to said Trust, and reserve the right to then make any additional requirements we deem necessary.**

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11. Provide this company with a properly completed and executed Owner's Affidavit.
12. File a Warranty Deed from Teamwork, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.
13. 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: 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 at Date of Policy.
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 2020 in the amount of \$2,332.88, plus interest and fees, DELINQUENT.**

Property ID # C-00134

PIN # 00134666

8. **General taxes and special assessments for the year 2021 in the amount of \$2,326.76, plus interest and fees, DELINQUENT.**

Property ID # C-00134

PIN # 00134666

9. **General taxes and special assessments for the year 2022 in the amount of \$3,080.67, plus interest and fees, DELINQUENT.**

Property ID # C-00134

PIN # 00134666

A copy of the above taxes may be accessed by internal link Image [5606591](#).

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NOTE: The real estate taxes for the year 2023 became due on November 1, 2023. The amount is not available at this time.

10. Rights or claims of parties in possession not shown by the public records.
11. 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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Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29916707

Receipt #: 2140988

Recording Fee: \$55.00

Pages Recorded: 3

Cashier: leclark

Authorized By:

Tonya Buckingham

Date Recorded: 11/25/2019 04:30:07 PM

KANSAS WARRANTY DEED

Grantor: **Guthridge Investments, L.L.C.** a/k/a Guthridge Investments, LLC a/k/a Guthridge Investment, LLC, a Kansas limited liability company

Grantee: **Teamwork, LLC**, a Kansas limited liability company
Grantee mailing address:

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor **GRANTS, BARGAINS, WARRANTS AND CONVEYS** to Grantee, the following described premises, to wit:

SEE ATTACHED EXHIBIT A

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

The Grantor hereby covenanting that the Grantor, their heirs, successors and assigns, will **WARRANT AND DEFEND** the title to the premises unto the Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated this: 22 day of November, 2019

Guthridge Investments, L.L.C., a Kansas limited liability company

By:

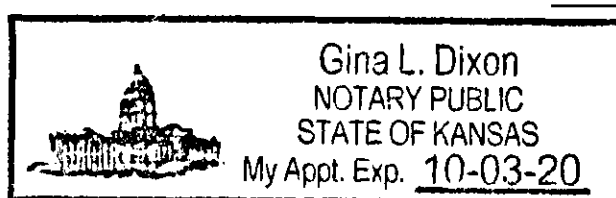
Zachary B. Guthridge
Zachary B. Guthridge, Manager

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on November 22, 2019 by Zachary B. Guthridge, Manager of Guthridge Investments, L.L.C., a Kansas limited liability company, for and on behalf of said company.

Gina L. Dixon
Notary Public

My appointment expires:



Security 1st Title

File No. 2339775

E-Recorded by Security 1st Title LLC

By *[Signature]*

Phone # 316-293-1652

File No. 2339775

File No.: 2339775

EXHIBIT "A"

The land is described as follows:

Parcel 1:

The east 93.8 feet of the north 115 feet of Lot 1, Gilders Court, Sedgwick County, Kansas.

Parcel 2:

**Part of Lot 1, Butler and Fisher's Addition of Out-Lots, Sedgwick County, Kansas, described as:
The east 50.4 feet of a tract beginning at a point 1293.2 feet west and 40 feet south of the northeast corner of the Northwest Quarter of Section 22, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 100 feet; thence east 135.4 feet; thence north 100 feet; thence west 135.4 feet to the place of beginning.**

Parcel 3:

Beginning at a point 1293.3 feet west and 40 feet south of the northeast corner of the Northwest Quarter of Section 22, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 100 feet; thence east 85 feet; thence north 100 feet; thence west 85 feet to the place of beginning, being the tract 85 feet east and west by 100 feet north and south in the northwest corner of Lot 1, Butler and Fisher's Addition of Out-Lots, Sedgwick County, Kansas.

Parcel 4:

Lot 1, Kim-Christy Addition, Wichita, Sedgwick County, Kansas.

Parcel 5:

Lots 41, 43, 45, and 47, on Hydraulic Avenue, Hyde's Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

Parcel 6:

Lot 12, Hartford Subdivision of the North 293 4/10 ft. of Block 4, Butler and Fisher's Addition to Wichita, Sedgwick County, Kansas.

Parcel 7:

The south 20.7 feet of Lot 9, all of Lot 11, and the north 4.3 feet of Lot 13, on Pershing Avenue, East Lawn Second Addition to Wichita, Sedgwick County, Kansas.

Parcel 8:

Lots 1 and 3, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 9:

All of Lot 5 and the north 16 feet 9 inches of Lot 7, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 10:

The north 25 feet of Lot 9 and the south 8 feet 3 inches of Lot 7, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 11:

Lot 11 and the south 5 feet of Lot 9, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 12:

Lots 33, 35, 37, 39, 41, 43, 45 and 47, Rock's Addition to Wichita, Sedgwick County, Kansas; and Lots 1, 2, 3, 4, 5 and 6, Block 1 and Lot 1, Block 10 and the North 175 feet of Reserve A, Eichholtz Addition to the City of Wichita, Sedgwick County, Kansas, together with the vacated alley between Lots 1, 2, 3, 4, 5 and 6, Block 1 and Lot 1, Block 10, Eichholtz Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 13:

Lot 2 and the North Half of Lot 4, together with vacated 10 foot alley adjoining said Lots on the West, except the North 20 feet of said vacated alley, Ash Street, Park Place Addition to Wichita, Sedgwick County, Kansas.