

Property Taxes and Appraisals

1130 N SAINT FRANCIS AVE WICHITA

Property Description

Legal Description	N 15 FT LOT 26-ALL LOT 28 4TH. NOW ST. FRANCIS AVE BURLEIGH'S ADD.
Owner	90 MD LLC
Mailing Address	1144 N SAINT FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 011960001
PIN	00119780
AIN	125160230100600C
Tax Unit	6787 031R WICHITA U-259-NIC KE,WI
Land Use	2401 General office buildings (1-4 stories)
Market Land Square Feet	5,466
2023 Total Acres	.13
2023 Appraisal	\$32,700
2023 Assessment	\$8,175

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$32,700	\$0	\$32,700	
2022	Commercial / Industrial	\$32,700	\$0	\$32,700	
2021	Commercial / Industrial	\$32,700	\$0	\$32,700	
2020	Commercial / Industrial	\$32,700	\$0	\$32,700	
2019	Commercial / Industrial	\$32,700	\$0	\$32,700	
2018	Commercial / Industrial	\$32,700	\$0	\$32,700	
2017	Commercial / Industrial	\$32,700	\$0	\$32,700	
2016	Commercial / Industrial	\$32,700	\$0	\$32,700	+91%
2015	Commercial / Industrial	\$17,100	\$0	\$17,100	
2014	Commercial / Industrial	\$17,100	\$0	\$17,100	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$8,175	\$0	\$8,175	
2022	Commercial / Industrial	\$8,175	\$0	\$8,175	
2021	Commercial / Industrial	\$8,175	\$0	\$8,175	
2020	Commercial / Industrial	\$8,175	\$0	\$8,175	
2019	Commercial / Industrial	\$8,175	\$0	\$8,175	
2018	Commercial / Industrial	\$8,175	\$0	\$8,175	
2017	Commercial / Industrial	\$8,175	\$0	\$8,175	
2016	Commercial / Industrial	\$8,175	\$0	\$8,175	+91%
2015	Commercial / Industrial	\$4,275	\$0	\$4,275	
2014	Commercial / Industrial	\$4,275	\$0	\$4,275	

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
CITY OF WICHITA	SIDEWALK REPAIR 1, beg Tax Yr 2018, Ord. 50790	\$53.34	\$1.35	\$54.69
Totals:		\$53.34	\$1.35	\$61.80

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

2023 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	SIDEWALK REPAIR 1, beg Tax Yr 2018, Ord. 50790	2018	2022	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$941.04	\$61.80	\$3.76	\$0.00	\$1,006.60	\$1,006.60	\$0.00
2021	116.142000	\$949.46	\$61.49	\$81.67	\$16.00	\$1,108.62	\$1,108.62	\$0.00
2020	116.599000	\$953.20	\$61.39	\$58.90	\$16.00	\$1,089.49	\$1,089.49	\$0.00
2019	116.788000	\$954.76	\$61.39	\$24.14	\$16.00	\$1,056.29	\$1,056.29	\$0.00
2018	117.213000	\$958.26	\$60.26	\$0.00	\$0.00	\$1,018.52	\$1,018.52	\$0.00
2017	117.292000	\$958.88	\$5.58	\$0.00	\$0.00	\$964.46	\$964.46	\$0.00
2016	117.202000	\$958.14	\$4.58	\$0.00	\$0.00	\$962.72	\$962.72	\$0.00
2015	119.845000	\$512.34	\$4.58	\$0.00	\$0.00	\$516.92	\$516.92	\$0.00
2014	117.365011	\$501.75	\$5.94	\$0.00	\$0.00	\$507.69	\$507.69	\$0.00
2013	120.600691	\$1,010.02	\$5.94	\$0.00	\$0.00	\$1,015.96	\$1,015.96	\$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	

Property Taxes and Appraisals

1144 N SAINT FRANCIS AVE WICHITA

Property Description

Legal Description	LOTS 30-32-34 4TH. NOW ST. FRANCIS AVE BURLEIGH'S ADD.
Owner	90 MD LLC
Mailing Address	1144 N SAINT FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 01197
PIN	00119781
AIN	125160230100600B
Tax Unit	6787 031R WICHITA U-259-NIC KE,WI
Land Use	2401 General office buildings (1-4 stories)
Market Land Square Feet	10,446
2023 Total Acres	.24
2023 Appraisal	\$179,050
2023 Assessment	\$44,763

Commercial Buildings

Building	Units	Built	Sq. Ft.
3-LIGHTSPEED VT MIDWEST (Office Building)		1980	4,320

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$62,500	\$116,550	\$179,050	+13%
2022	Commercial / Industrial	\$62,500	\$95,340	\$157,840	+16%
2021	Commercial / Industrial	\$62,500	\$74,120	\$136,620	+0%
2020	Commercial / Industrial	\$62,500	\$73,740	\$136,240	-4%
2019	Commercial / Industrial	\$62,500	\$79,490	\$141,990	+33%
2018	Commercial / Industrial	\$62,500	\$44,610	\$107,110	-5%
2017	Commercial / Industrial	\$62,500	\$50,710	\$113,210	
2016	Commercial / Industrial	\$62,500	\$50,710	\$113,210	-6%
2015	Commercial / Industrial	\$62,500	\$57,900	\$120,400	
2014	Commercial / Industrial	\$62,800	\$57,600	\$120,400	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$15,625	\$29,138	\$44,763	+13%
2022	Commercial / Industrial	\$15,625	\$23,835	\$39,460	+16%
2021	Commercial / Industrial	\$15,625	\$18,530	\$34,155	+0%
2020	Commercial / Industrial	\$15,625	\$18,435	\$34,060	-4%
2019	Commercial / Industrial	\$15,625	\$19,873	\$35,498	+33%
2018	Commercial / Industrial	\$15,625	\$11,153	\$26,778	-5%
2017	Commercial / Industrial	\$15,625	\$12,678	\$28,303	
2016	Commercial / Industrial	\$15,625	\$12,678	\$28,303	-6%
2015	Commercial / Industrial	\$15,625	\$14,475	\$30,100	
2014	Commercial / Industrial	\$15,700	\$14,400	\$30,100	

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
CITY OF WICHITA	SIDEWALK REPAIR 1, beg Tax Yr 2018, Ord. 50790	\$110.71	\$2.81	\$113.52
Totals:		\$110.71	\$2.81	\$120.63

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

2023 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	SIDEWALK REPAIR 1, beg Tax Yr 2018, Ord. 50790	2018	2022	\$0.00	\$0.00	\$0.00
		Totals:		\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$4,542.42	\$120.63	\$104.92	\$0.00	\$4,767.97	\$4,767.97	\$0.00
2021	116.142000	\$3,966.83	\$120.32	\$264.69	\$16.00	\$4,367.84	\$4,367.84	\$0.00
2020	116.599000	\$3,971.36	\$120.22	\$237.42	\$16.00	\$4,345.00	\$4,345.00	\$0.00
2019	116.788000	\$4,145.73	\$120.22	\$101.34	\$16.00	\$4,383.29	\$4,383.29	\$0.00
2018	117.213000	\$3,138.73	\$119.09	\$0.00	\$0.00	\$3,257.82	\$3,257.82	\$0.00
2017	117.292000	\$3,319.72	\$5.58	\$0.00	\$0.00	\$3,325.30	\$3,325.30	\$0.00
2016	117.202000	\$3,317.18	\$4.58	\$0.00	\$0.00	\$3,321.76	\$3,321.76	\$0.00
2015	119.845000	\$3,607.35	\$4.58	\$0.00	\$0.00	\$3,611.93	\$3,611.93	\$0.00
2014	117.365011	\$3,532.71	\$5.94	\$0.00	\$0.00	\$3,538.65	\$3,538.65	\$0.00
2013	120.600691	\$7,529.71	\$5.94	\$0.00	\$0.00	\$7,535.65	\$7,535.65	\$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	

Property Taxes and Appraisals

S 1/2 LOT 36 4TH. NOW ST. FRANCIS AVE BURLEIGH'S ADD.

Property Description

Legal Description	S 1/2 LOT 36 4TH. NOW ST. FRANCIS AVE BURLEIGH'S ADD.
Owner	90 MD LLC
Mailing Address	1144 N SAINT FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 011980001
PIN	00119783
AIN	125160230100600A
Tax Unit	6787 031R WICHITA U-259-NIC KE,WI
Land Use	2401 General office buildings (1-4 stories)
Market Land Square Feet	1,729
2023 Total Acres	.04
2023 Appraisal	\$12,850
2023 Assessment	\$3,213

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$10,300	\$2,550	\$12,850	+3%
2022	Commercial / Industrial	\$10,300	\$2,160	\$12,460	0%
2021	Commercial / Industrial	\$10,300	\$2,180	\$12,480	+0%
2020	Commercial / Industrial	\$10,300	\$2,160	\$12,460	+0%
2019	Commercial / Industrial	\$10,300	\$2,110	\$12,410	+1%
2018	Commercial / Industrial	\$10,300	\$1,990	\$12,290	
2017	Commercial / Industrial	\$10,300	\$1,990	\$12,290	
2016	Commercial / Industrial	\$10,300	\$1,990	\$12,290	+95%
2015	Commercial / Industrial	\$4,160	\$2,140	\$6,300	
2014	Commercial / Industrial	\$4,360	\$1,940	\$6,300	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,575	\$638	\$3,213	+3%
2022	Commercial / Industrial	\$2,575	\$540	\$3,115	0%
2021	Commercial / Industrial	\$2,575	\$545	\$3,120	+0%
2020	Commercial / Industrial	\$2,575	\$540	\$3,115	+0%
2019	Commercial / Industrial	\$2,575	\$528	\$3,103	+1%
2018	Commercial / Industrial	\$2,575	\$498	\$3,073	
2017	Commercial / Industrial	\$2,575	\$498	\$3,073	
2016	Commercial / Industrial	\$2,575	\$498	\$3,073	+95%
2015	Commercial / Industrial	\$1,040	\$535	\$1,575	
2014	Commercial / Industrial	\$1,090	\$485	\$1,575	

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

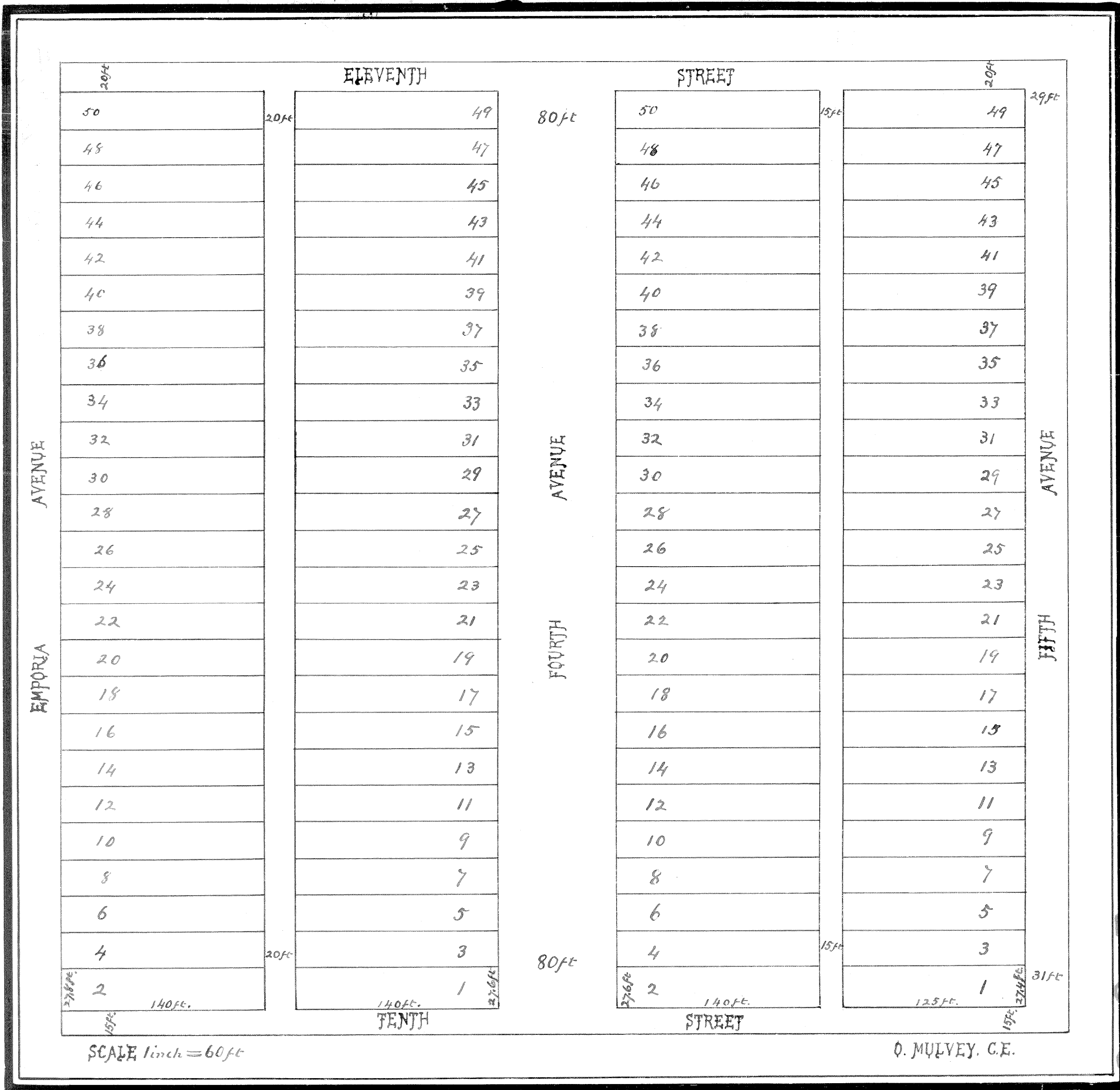
Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$358.58	\$7.11	\$0.00	\$0.00	\$365.69	\$365.69	\$0.00
2021	116.142000	\$362.32	\$6.81	\$26.91	\$16.00	\$412.04	\$412.04	\$0.00
2020	116.599000	\$363.22	\$6.71	\$21.48	\$16.00	\$407.41	\$407.41	\$0.00
2019	116.788000	\$362.40	\$6.71	\$8.77	\$16.00	\$393.88	\$393.88	\$0.00
2018	117.213000	\$360.20	\$5.58	\$0.00	\$0.00	\$365.78	\$365.78	\$0.00
2017	117.292000	\$360.42	\$5.58	\$0.00	\$0.00	\$366.00	\$366.00	\$0.00
2016	117.202000	\$360.16	\$4.58	\$0.00	\$0.00	\$364.74	\$364.74	\$0.00
2015	119.845000	\$188.76	\$4.58	\$0.00	\$0.00	\$193.34	\$193.34	\$0.00
2014	117.365011	\$184.85	\$5.94	\$0.00	\$0.00	\$190.79	\$190.79	\$0.00
2013	120.600691	\$375.67	\$5.94	\$0.00	\$0.00	\$381.61	\$381.61	\$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	

Burleigh's Addition
TO WICHITA

B2-6-5



EXPLANATIONS

All lots on Emporia Avenue and on Fourth Avenue are 25 ft. by 140 ft., each, except lot 2 Emporia Avenue and lots 1 and 2 Fourth Avenue which are indicated in figures. All lots on Fifth Avenue are 25 ft. by 125 ft., except lot 1 which is indicated in figures. Streets and alleys are as indicated on the plat.

I, O. Mulvey surveyor do hereby certify that I have surveyed and platted Burleigh's Addition to Wichita and that the accompanying map is a correct exhibit of said survey of the property to wit: The North East Quarter (1/4) of the South West Quarter (1/4) of the North West Quarter (1/4) of Section 16, Township 27 South, Range 1 East of the 6th Principle Meridian Except 143 1/2 ft. off the west side, and all that portion of the North West Quarter (1/4) of the South East Quarter (1/4) of the North West Quarter (1/4) of Section 16, Township 27 South, Range 1 East of the 6th Principle Meridian lying west of the Right of Way of the Wichita and South Western Rail Road Company.

O. Mulvey Surveyor.

State of Kansas }
County of Sedgwick } ss
Know all men by these presents that we Henry O. Burleigh and Mollie L. Burleigh, his wife, have caused the land described in the surveyors certificate here with attached to be surveyed and platted into lots, streets and alleys to be known as Burleigh's Addition to Wichita Kansas.

The Streets and Alleys are hereby dedicated to and for the use of the Public and the lots as platted are intended for sale.

Filed July 3/86, and
Recorded in Book 6,
page 161 of Deeds

State of Kansas }
County of Sedgwick } ss
Be it remembered that on this 3rd day of February 1886 before me a Notary Public in and for Sedgwick County, Kansas came Henry O. Burleigh and Mollie L. Burleigh his wife, to me personally known to be the same persons who signed the foregoing instrument of writing on the 3rd day of February 1886 and as such acknowledged the same to be their voluntary act and deed.

W. F. Meek Notary Public
My Commission expires Jan. 16, 87



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

B2-6-5



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:

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.

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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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-NH3051136-DB		
Property Address:	1144 N. Saint Francis Ave.; 1130 N. Saint Francis 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:

90 MD LLC, a Kansas limited liability company

5. The Land is described as follows:

The North 15 feet of Lot 26; all of Lots 28, 30, 32, and 34; and the South Half of Lot 36, Fourth now St. Francis Avenue, Burleigh's Addition to 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. **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 April 4, 2019, recorded April 5, 2019, as Doc#/Flm-Pg: [29839147](#), made by 90MD, LLC, a Kansas limited liability company, to Southwest National Bank, in the amount of \$265,000.00.
8. File a release of Mortgage dated November 12, 2019, recorded November 18, 2019, as Doc#/Flm-Pg: [29892354](#), made by 90MD, LLC, a Kansas limited liability company, to Southwest National Bank, in the amount of \$70,000.00.
9. We have a copy of the Articles of Organization dated March 13, 2019 and a copy of the Operating Agreement dated March 13, 2019 of 90 MD 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.

10. 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 Erik D. Leschuk, Manager, and/or Steve Hull, Manager with separate written consent of a unanimous vote of all Members
 - c. As of March 13, 2019, the Members are: 2010 Erik D. Leschuk Irrevocable Trust, dated December 1, 2010 and Steve Hull.
11. 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.
12. Provide this company with a properly completed and executed Owner's Affidavit.
13. File a Warranty Deed from 90 MD LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.
14. 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.

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 2022 in the amount of \$1,006.60, PAID.**

Property ID # B-01196-0001

PIN # 00119780 (Lots 26 and 28)

8. **General taxes and special assessments for the year 2022 in the amount of \$4,767.97, PAID.**

Property ID # B-01197

PIN # 00119781 (Lots 30, 32, and 34)

9. **General taxes and special assessments for the year 2022 in the amount of \$365.69, PAID.**

Property ID # B-01198-0001

PIN # 00119783 (Lot 36)

A copy of the above taxes may be accessed by internal link Image [5607801](#).

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

10. The terms and provisions contained in the document entitled "Easement Grants" filed as Film 812, Page [1037](#).
11. Rights or claims of parties in possession not shown by the public records.
12. 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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MAIL TO:

229 E. William Street, Suite 410
Wichita, KS 67202

TRUSTEE DEED

Grantor, George H. Pearson, Trustee of George H. Pearson Living Trust, dated May 6, 1996, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to 90 MD LLC, a Kansas limited liability company, all right, title and interest in the following described real estate:

The North 15 feet of Lot 26; all of Lots 28, 30, 32 and 34; and the South Half of Lot 36, Fourth now St. Francis Avenue, Burleigh's Addition to Wichita, 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 as above stated, subject to: easements, restrictions, reservations and covenants, if any, now of record. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within his or her authority as trustee, with this deed EXECUTED on April 4th, 2019.



Security 1st Title

File No. 2289068
Page 1 of 2

E-Recorded by Security 1st Title LLC

Deborah Beck 316.293.1688

File No. 2289068

George H. Pearson Living Trust, dated May 6, 1996

By: *George H. Pearson*
George H. Pearson, Trustee

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on April 4, 2019 by George H. Pearson,
Trustee of George H. Pearson Living Trust, dated May 6, 1996, for and on behalf of said Trust.

Deborah L. Beck
Notary Public

My appointment expires:

