

PROPERTY INFORMATION



AUCTION



**110 W. 29th St. N.
WICHITA, KS 67204**

**ONLINE ONLY - Bidding Ends
Thursday, December 21, 2023 @ 12:00 PM CT**



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



Table of Contents

03 - 06

PROPERTY REPORT CARD &
PROPERTY INFORMATION REPORT

07 - 08

PROPERTY TAXES

09 - 11

PROPERTY AERIAL & ZONING MAP

12

KANSAS WARRANTY DEED

13 - 19

TITLE COMMITMENT

20 - 22

DEMOGRAPHICS

OWNER NAME AND MAILING ADDRESS

2.0 LLC

1144 N ST FRANCIS AVE

WICHITA, KS 67214-2814

PROPERTY SITUS ADDRESS

110 W 29TH ST N
WICHITA, KS 67204

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist Sfx:
Activity: 3120 Primarily goods storage or ha
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: GC
Multi-Zoning: N Non-Conforming: N
Neighborhood: 865.7 865.7
Economic Adj. Factor:
Map / Routing: D+ / 099320440601400
School District: 0602 USD 259
Legacy ID: 00113013
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 47-48 BLOCK 26
JONES PARK ADD.



099320440601400 07/18/2023

Image Date: 08/01/2023

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1

Fronting: Secondary Street - 3
Location: Secondary Strip - 5
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3

Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/20/2019	10:15 AM	6	SV	521		
09/19/2018	8:00 AM	8	QC	433		
09/17/2018	10:25 AM	6	RE	558		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
16152	0		10/19/1990	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	6,300	62,600	68,900

Total	6,300	62,600	68,900
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2022 APPRAISED VALUE

Cls	Land	Building	Total
C	6,300	59,300	65,600

Total	6,300	59,300	65,600
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	6,258											32	10,000.00	1.00	1.00	1.00	1.01	6,300

Total Market Land Value 6,300

GENERAL BUILDING INFORMATION										APARTMENT DATA								CALCULATED VALUES					
Situs: 110 W 29TH ST N WICHITA, KS 67204										1	2	3	4	5	6	7	8	Cost Land:	6,300				
LBCS Structure Code: 2730-Warehouse structure										Units:								Cost Building:	59,800				
Bldg No. & Name: 1 1-WAS CABRAL AUTO										BR Type:								Cost Total:	66,100				
Identical Units: 1 No. of Units:										Baths:								Ag Use Land:	0				
Total Bldg Area: 3,280 Unit Type:																		Ag Buildings:	0				
MS Mult: MS Zip:																		Misc. Buildings:	0				
IMPROVEMENT COST SUMMARY										FINAL VALUES								Manufactured Homes:	0				
Building RCN: 112,830										Value Method:				OVR				Income Value:	0				
Mkt Adj: 100 Eco Adj:										Land Value:				6,300				Market Value:					
Building Value: 59,800										Building Value:				62,600				MRA Value:					
Other Improvement RCN: 0										Final Value:				68,900				New Construction:	0				
Other Improvement Value: 0										Prior Value:								Indexed Value:	0				

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS																						
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	406-Storage Warehouse	C	0.70	1951		01 / 01		2,800	220	10	5	3				045			0	95,620	53	50,680
2	406-Storage Warehouse	D	0.70	1951		01 / 01		480	64	8	5	3				084			0	17,210	53	9,120

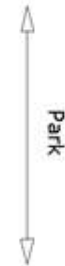
COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	812-Concrete Block		100				
1	606-Space Heater		100				
2	887-Stud -Hardboard Siding		100				
2	649-No HVAC						

Plot Plan Sketch

099-32-0-44-06-014.00

#521 09/2019



: Search by Area (Search)

Property Information Report

Owner Name: 2.0 LLC
PIN Number: 00113013
AIN: 087-099-32-0-44-06-014.00
Geocode: A 12976
Tax Unit: 67-02

Owner Address

Owner Name: 2.0 LLC
Owner Address: 1144 N ST FRANCIS AVE
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67214-2814

Property Address

Property Address: 110 W 29TH ST N
Property City: WICHITA
Property State: KS
Property ZIP: 67204

Appraised Values

Appraised Land Value: \$6,300
Appraised Improvement Value: \$62,600
Appraised Total Value: \$68,900

Assessed Values

Assessed Land Value: \$1,575
Assessed Improvement Value: \$15,650
Assessed Total Value: \$17,225

Land Information

Total Acres: 0.144
Total Square Feet: 6,258

**Abbreviated
Legal
Description:**

LOTS 47-48 BLOCK 26 JONES PARK ADD.

Improvement Information

Year Built: 1951
Year Last Sold: 2019
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 865.7

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

Total Sq Ft: 3280
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Taxes and Appraisals

110 W 29TH ST N WICHITA

Property Description

Legal Description	LOTS 47-48 BLOCK 26 JONES PARK ADD.
Owner	2.0 LLC
Mailing Address	1144 N ST FRANCIS AVE WICHITA KS 67214-2814
Geo Code	A 12976
PIN	00113013
AIN	099320440601400
Tax Unit	6702 001 WICHITA U-259
Land Use	3610 Warehouse distribution or storage facili
Market Land Square Feet	6,258
2023 Total Acres	.14
2023 Appraisal	\$68,900
2023 Assessment	\$17,225

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-WAS CABRAL AUTO (Storage Warehouse)		1951	3,280

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$6,300	\$62,600	\$68,900	+5%
2022	Commercial / Industrial	\$6,300	\$59,300	\$65,600	+11%
2021	Commercial / Industrial	\$6,300	\$52,700	\$59,000	
2020	Commercial / Industrial	\$6,300	\$52,700	\$59,000	+39%
2019	Commercial / Industrial	\$6,300	\$36,190	\$42,490	-7%
2018	Commercial / Industrial	\$6,300	\$39,200	\$45,500	
2017	Commercial / Industrial	\$6,300	\$39,200	\$45,500	+0%
2016	Commercial / Industrial	\$6,300	\$39,000	\$45,300	+1%
2015	Commercial / Industrial	\$6,300	\$38,400	\$44,700	+2%
2014	Commercial / Industrial	\$6,300	\$37,400	\$43,700	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$1,575	\$15,650	\$17,225	+5%
2022	Commercial / Industrial	\$1,575	\$14,825	\$16,400	+11%
2021	Commercial / Industrial	\$1,575	\$13,175	\$14,750	
2020	Commercial / Industrial	\$1,575	\$13,175	\$14,750	+39%
2019	Commercial / Industrial	\$1,575	\$9,048	\$10,623	-7%
2018	Commercial / Industrial	\$1,575	\$9,800	\$11,375	

Year	Class	Land	Improvements	Total	Change
2017	Commercial / Industrial	\$1,575	\$9,800	\$11,375	+0%
2016	Commercial / Industrial	\$1,575	\$9,750	\$11,325	+1%
2015	Commercial / Industrial	\$1,575	\$9,600	\$11,175	+2%
2014	Commercial / Industrial	\$1,575	\$9,350	\$10,925	

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

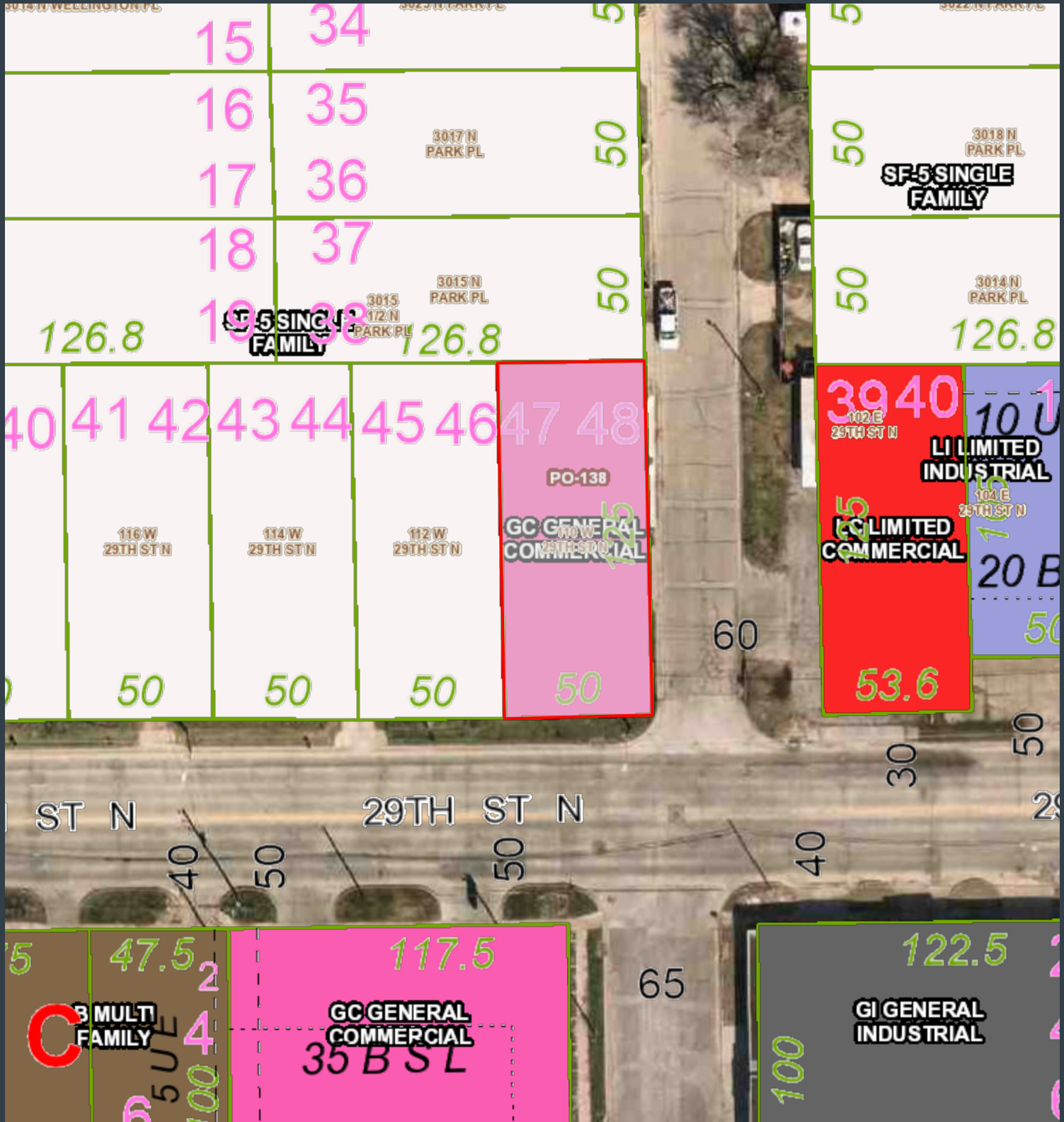
Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.11
Totals:		\$0.00	\$0.00	\$7.11

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$1,887.87	\$7.11	\$43.06	\$16.00	\$1,954.04	\$947.49	\$1,006.55
2021	116.142000	\$1,713.10	\$6.81	\$19.35	\$0.00	\$1,739.26	\$1,739.26	\$0.00
2020	116.599000	\$1,719.85	\$6.71	\$233.03	\$16.00	\$1,975.59	\$1,975.59	\$0.00
2019	116.788000	\$1,240.61	\$6.71	\$118.76	\$16.00	\$1,382.08	\$1,382.08	\$0.00
2018	117.213000	\$1,333.31	\$5.58	\$0.00	\$0.00	\$1,338.89	\$1,338.89	\$0.00
2017	117.293000	\$1,334.22	\$5.58	\$0.00	\$0.00	\$1,339.80	\$1,339.80	\$0.00
2016	117.201000	\$1,327.31	\$4.58	\$2.22	\$0.00	\$1,334.11	\$1,334.11	\$0.00
2015	119.847000	\$1,339.31	\$4.58	\$20.23	\$0.00	\$1,364.12	\$1,364.12	\$0.00
2014	117.365011	\$1,282.22	\$5.94	\$11.81	\$0.00	\$1,299.97	\$1,299.97	\$0.00
2013	120.600691	\$1,317.57	\$5.94	\$60.22	\$0.00	\$1,383.73	\$1,383.73	\$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	



It is understood that the Sedgwick 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.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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My Map

Sedgwick County, Kansas



1:564



0 0.003 0.006 mi



Register of Deeds - Tonya Buckingham

Doc.#/Flm-Pg: 29858246

Receipt #: 2118262

Recording Fee: \$21.00

Pages Recorded: 1

Cashier: Ilebegue

Authorized By:

Tony Buckingham

Date Recorded: 06/27/2019 04:22:40 PM

KANSAS WARRANTY DEED

Grantor: **EDL Holdings LLC**, a Kansas limited liability company

Grantee: **2.0 LLC**, a Kansas limited liability company

Grantee mailing address: 229 E. William St. Ste 410, Wichita Kansas 67202

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:

Lots 47 and 48, Block 26, Jones Park Addition to North Wichita, Sedgwick County, Kansas.

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: 27 day of June, 2019

EDL Holdings LLC, a Kansas limited liability company

By:

[Signature]
Erik Leschuk, Manager

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on June 27, 2019 by **Erik Leschuk**, Manager of EDL Holdings LLC, a Kansas limited liability company, for and on behalf of said company.

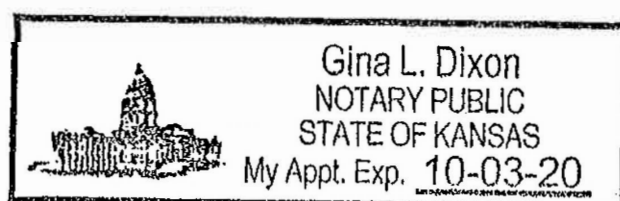
[Signature]
Notary Public

My appointment expires:



Security 1st Title

File No. 2312367



E-Recorded by Security 1st Title LLC

By Gina Dixon

Phone # 316-293-1678

File No. 2312367



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

Scott Brown
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 293-1622 (Work)
(316) 267-8115 (Work Fax)
sbrown@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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Scroll to Top

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:	Scott Brown 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 293-1622 (Work) (316) 267-8115 (Work Fax) sbrown@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-SB3051134-DB		
Property Address:	110 W. 29th St. N. Wichita, KS 67204		

SCHEDULE A

1. Commitment Date:

11/09/2023 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:

2.0 LLC, a Kansas limited liability company

5. The Land is described as follows:

Lots 47 and 48, Block 26, Jones Park Addition to North 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 JUNE 27, 2019, recorded JUNE 27, 2019, as Doc.#/Flm-Pg: [29858247](#), made by 2.0 LLC, to Southwest National Bank, in the amount of \$85,000.00.
8. File a release of Mortgage dated OCTOBER 16, 2019, recorded OCTOBER 22, 2019, as Doc.#/Flm-Pg: [29886420](#), made by 2.0 LLC, to Southwest National Bank, in the amount of \$35,000.00.

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9. 2.0 LLC is a limited liability company. We have copies of the below items. We must be furnished with any amendments thereto and reserve the right to make any additional requirements we deem necessary.

1. Articles of Organization dated FEBRUARY 26, 2019
2. Operating Agreement dated FEBRUARY 26, 2019

Any instrument to be executed by 2.0 LLC, must:

1. Be executed in the limited liability company's name, and
2. Be signed by Black Guthrie, Member; Zach Guthridge, Member; EDL Holdings LLC, Member; and WJ, LLC, Member.
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.

10. EDL Holdings LLC is a limited liability company. We have copies of the below items. We must be furnished with any amendments thereto and reserve the right to make any additional requirements we deem necessary.

1. Articles of Organization dated OCTOBER 29, 2018
2. Operating Agreement dated OCTOBER 29, 2018

Any instrument to be executed by EDL Holdings LLC, must:

1. Be executed in the limited liability company's name, and
2. Be signed by Erik Leschuk, 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.

11. WJ LLC is a limited liability company. We have copies of the below items. We must be furnished with any amendments thereto and reserve the right to make any additional requirements we deem necessary.

1. Articles of Organization dated FEBRUARY 26, 2016
2. Operating Agreement dated FEBRUARY 08, 2016

Any instrument to be executed by WJ LLC, must:

1. Be executed in the limited liability company's name, and
2. Be signed by Nathan Farha, Manager and Timothy B. Farha, 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.

12. File a Warranty Deed from 2.0 LLC, a Kansas limited liability company to A Legal Entity, to be determined.

13. Provide this company with a properly completed and executed Owner's Affidavit.

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.

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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 fiscal year 2022 in the original amount of \$1,894.98.**

First Installment: \$947.49, Paid
Second Installment: \$947.49 + DELINQUENT
Property I.D. # A-12976
PIN # 00113013

8. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$1,991.17.**

First Installment: \$995.59, Due, but not delinquent until after December 20, 2023
Second Installment: \$995.58, Due, but not delinquent until after May 10, 2024
Property I.D. # A-12976
PIN # 00113013

9. **An easement for sewer system recorded April 7, 1967 as Condemnation Case Instrument No. [C-11505](#).**
10. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of resolutions filed on Film 103, Page [1398](#) and Film 490, Page [618](#).**
11. **Rights or claims of parties in possession not shown by the public records.**

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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7377/-97.3383

AUCTION

110 West 29th St N

Wichita, KS 67204

1 mi radius 3 mi radius 5 mi radius

Population

2023 Estimated Population	7,429	54,779	162,856
2028 Projected Population	7,347	54,821	165,941
2020 Census Population	7,414	54,934	162,261
2010 Census Population	7,293	54,713	158,727
Projected Annual Growth 2023 to 2028	-0.2%	-	0.4%
Historical Annual Growth 2010 to 2023	0.1%	-	0.2%

Households

2023 Estimated Households	2,452	21,375	67,168
2028 Projected Households	2,401	21,270	68,006
2020 Census Households	2,423	21,213	66,240
2010 Census Households	2,369	21,029	63,940
Projected Annual Growth 2023 to 2028	-0.4%	-	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.1%	0.4%

Age

2023 Est. Population Under 10 Years	16.7%	13.0%	12.8%
2023 Est. Population 10 to 19 Years	20.0%	14.8%	13.4%
2023 Est. Population 20 to 29 Years	12.4%	15.7%	16.5%
2023 Est. Population 30 to 44 Years	17.9%	18.1%	19.0%
2023 Est. Population 45 to 59 Years	14.5%	16.2%	16.4%
2023 Est. Population 60 to 74 Years	13.0%	15.7%	15.5%
2023 Est. Population 75 Years or Over	5.5%	6.5%	6.3%
2023 Est. Median Age	29.8	35.3	35.4

Marital Status & Gender

2023 Est. Male Population	49.8%	50.3%	50.0%
2023 Est. Female Population	50.2%	49.7%	50.0%
2023 Est. Never Married	35.5%	40.9%	38.4%
2023 Est. Now Married	48.0%	35.1%	38.8%
2023 Est. Separated or Divorced	11.8%	18.3%	18.0%
2023 Est. Widowed	4.6%	5.7%	4.7%

Income

2023 Est. HH Income \$200,000 or More	0.8%	2.2%	4.1%
2023 Est. HH Income \$150,000 to \$199,999	5.6%	3.8%	5.4%
2023 Est. HH Income \$100,000 to \$149,999	8.7%	11.1%	12.5%
2023 Est. HH Income \$75,000 to \$99,999	10.1%	11.0%	11.8%
2023 Est. HH Income \$50,000 to \$74,999	31.3%	21.6%	19.8%
2023 Est. HH Income \$35,000 to \$49,999	17.0%	14.5%	13.7%
2023 Est. HH Income \$25,000 to \$34,999	12.0%	10.5%	10.5%
2023 Est. HH Income \$15,000 to \$24,999	6.6%	12.2%	9.5%
2023 Est. HH Income Under \$15,000	7.9%	13.2%	12.7%
2023 Est. Average Household Income	\$74,355	\$67,517	\$76,659
2023 Est. Median Household Income	\$54,118	\$50,197	\$57,481
2023 Est. Per Capita Income	\$24,726	\$26,904	\$32,083
2023 Est. Total Businesses	227	1,628	6,191
2023 Est. Total Employees	4,232	21,349	75,102

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7377/-97.3383

110 West 29th St N Wichita, KS 67204

1 mi radius 3 mi radius 5 mi radius

Race

2023 Est. White	47.0%	51.0%	61.2%
2023 Est. Black	5.1%	18.2%	14.8%
2023 Est. Asian or Pacific Islander	1.6%	3.8%	4.6%
2023 Est. American Indian or Alaska Native	2.2%	1.4%	1.2%
2023 Est. Other Races	44.2%	25.5%	18.2%

Hispanic

2023 Est. Hispanic Population	4,572	18,016	35,886
2023 Est. Hispanic Population	61.5%	32.9%	22.0%
2028 Proj. Hispanic Population	61.7%	32.7%	21.8%
2020 Hispanic Population	68.7%	34.7%	23.0%

Education (Adults 25 & Older)

2023 Est. Adult Population (25 Years or Over)	4,213	34,904	106,417
2023 Est. Elementary (Grade Level 0 to 8)	18.6%	8.2%	5.4%
2023 Est. Some High School (Grade Level 9 to 11)	15.8%	11.0%	8.0%
2023 Est. High School Graduate	26.8%	29.1%	26.5%
2023 Est. Some College	16.2%	21.9%	23.4%
2023 Est. Associate Degree Only	9.2%	8.1%	7.6%
2023 Est. Bachelor Degree Only	9.5%	14.1%	18.2%
2023 Est. Graduate Degree	3.9%	7.7%	11.0%

Housing

2023 Est. Total Housing Units	2,711	23,825	74,591
2023 Est. Owner-Occupied	49.5%	50.8%	50.0%
2023 Est. Renter-Occupied	40.9%	38.9%	40.0%
2023 Est. Vacant Housing	9.6%	10.3%	10.0%

Homes Built by Year

2023 Homes Built 2010 or later	7.9%	5.6%	7.0%
2023 Homes Built 2000 to 2009	4.7%	6.5%	8.1%
2023 Homes Built 1990 to 1999	7.7%	4.3%	6.2%
2023 Homes Built 1980 to 1989	5.8%	6.3%	9.0%
2023 Homes Built 1970 to 1979	10.3%	11.0%	12.2%
2023 Homes Built 1960 to 1969	8.8%	9.0%	6.5%
2023 Homes Built 1950 to 1959	27.6%	21.7%	16.5%
2023 Homes Built Before 1949	17.8%	25.3%	24.6%

Home Values

2023 Home Value \$1,000,000 or More	-	0.3%	0.5%
2023 Home Value \$500,000 to \$999,999	2.7%	2.3%	3.1%
2023 Home Value \$400,000 to \$499,999	3.1%	3.0%	3.3%
2023 Home Value \$300,000 to \$399,999	4.0%	4.8%	6.4%
2023 Home Value \$200,000 to \$299,999	16.4%	17.0%	19.2%
2023 Home Value \$150,000 to \$199,999	15.2%	15.9%	18.2%
2023 Home Value \$100,000 to \$149,999	20.2%	24.3%	20.6%
2023 Home Value \$50,000 to \$99,999	29.7%	22.1%	20.7%
2023 Home Value \$25,000 to \$49,999	4.6%	6.0%	4.3%
2023 Home Value Under \$25,000	4.1%	4.4%	3.7%
2023 Median Home Value	\$121,406	\$130,134	\$149,858
2023 Median Rent	\$599	\$640	\$683

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7377/-97.3383

110 West 29th St N Wichita, KS 67204

1 mi radius 3 mi radius 5 mi radius

Labor Force

2023 Est. Labor Population Age 16 Years or Over	5,339	42,938	128,787
2023 Est. Civilian Employed	59.8%	58.5%	61.6%
2023 Est. Civilian Unemployed	2.1%	2.5%	2.4%
2023 Est. in Armed Forces	-	-	0.3%
2023 Est. not in Labor Force	38.1%	39.0%	35.7%
2023 Labor Force Males	49.0%	49.9%	49.7%
2023 Labor Force Females	51.0%	50.1%	50.3%

Occupation

2023 Occupation: Population Age 16 Years or Over	3,192	25,081	79,251
2023 Mgmt, Business, & Financial Operations	6.4%	10.1%	12.9%
2023 Professional, Related	13.6%	18.3%	22.8%
2023 Service	21.0%	22.3%	19.4%
2023 Sales, Office	19.2%	21.6%	20.9%
2023 Farming, Fishing, Forestry	-	0.3%	0.3%
2023 Construction, Extraction, Maintenance	21.3%	11.5%	9.6%
2023 Production, Transport, Material Moving	18.4%	15.9%	14.2%
2023 White Collar Workers	39.3%	50.1%	56.5%
2023 Blue Collar Workers	60.7%	49.9%	43.5%

Transportation to Work

2023 Drive to Work Alone	77.3%	75.1%	76.3%
2023 Drive to Work in Carpool	17.8%	11.0%	9.1%
2023 Travel to Work by Public Transportation	0.1%	1.4%	1.3%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	0.6%	2.3%	2.2%
2023 Other Means	0.5%	1.3%	1.1%
2023 Work at Home	3.6%	8.8%	9.8%

Travel Time

2023 Travel to Work in 14 Minutes or Less	22.8%	31.3%	36.3%
2023 Travel to Work in 15 to 29 Minutes	57.7%	53.8%	50.3%
2023 Travel to Work in 30 to 59 Minutes	15.0%	12.8%	10.8%
2023 Travel to Work in 60 Minutes or More	4.5%	2.1%	2.6%
2023 Average Travel Time to Work	19.7	17.8	16.9

Consumer Expenditure

2023 Est. Total Household Expenditure	\$139.71 M	\$1.14 B	\$3.88 B
2023 Est. Apparel	\$4.85 M	\$39.34 M	\$135.61 M
2023 Est. Contributions, Gifts	\$7.46 M	\$61.95 M	\$216.85 M
2023 Est. Education, Reading	\$3.98 M	\$33.5 M	\$120.03 M
2023 Est. Entertainment	\$7.72 M	\$62.72 M	\$216.51 M
2023 Est. Food, Beverages, Tobacco	\$21.79 M	\$176.73 M	\$600.05 M
2023 Est. Furnishings, Equipment	\$4.81 M	\$39.07 M	\$134.69 M
2023 Est. Health Care, Insurance	\$13.01 M	\$105.96 M	\$358.13 M
2023 Est. Household Operations, Shelter, Utilities	\$45.77 M	\$372.77 M	\$1.27 B
2023 Est. Miscellaneous Expenses	\$2.62 M	\$21.4 M	\$73.29 M
2023 Est. Personal Care	\$1.86 M	\$15.22 M	\$52.06 M
2023 Est. Transportation	\$25.81 M	\$206.89 M	\$705.56 M

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Page 3 of 3

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150 N. Market
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AUCTION