

# PROPERTY INFORMATION



**AUCTION**



**2333-2335 S. TOPEKA AVE.  
WICHITA, KS 67211**

**ONLINE ONLY - Bidding Ends  
Wednesday, December 20, 2023 @ 12:30 PM CT**



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





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DEMOGRAPHICS

OWNER NAME AND MAILING ADDRESS

TEAMWORK LLC

1144 N SAINT FRANCIS

WICHITA, KS 67214-2814

PROPERTY SITUS ADDRESS

2333 S TOPEKA AVE

WICHITA, KS 67211

2335 S TOPEKA AVE

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex Sfx:

Activity: 1100 Household activities

Ownership: 1100 Private-fee simple

Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R

Property Type: RU-Urban Res Homesite

Living Units: 2

Zoning: TF-3

Multi-Zoning: N Non-Conforming: N

Neighborhood: 333.4 333.4

Economic Adj. Factor:

Map / Routing: /

School District: 0602 USD 259

Legacy ID: 00125692

Investment Class:

Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 21-23 TOPEKA AVE

HILBISH & HETTINGER'S ADD.



Image Date: 09/15/2020

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1, Alley - 7

Fronting: Residential Street - 4

Location: Neighborhood or Spot - 6

Parking Type: On and Off Street - 3

Parking Quantity: Adequate - 2

Parking Proximity: On Site - 3

Parking Covered:

Parking Uncovered:

INSPECTION HISTORY						
Date	Time	Code	Reason	Appraiser	Contact	Code
05/17/2022	1:58 PM	17	RE	522/565		
04/25/2022	1:33 PM	11	RE	522		
10/20/2016	1:00 PM	17	RE	522/524		

BUILDING PERMITS					
Number	Amount	Type	Issue Date	Status	% Comp
23-003622	14,000	Interior Remodel	08/24/2023	O	
23-000273	20,000	Interior Remodel	01/27/2023	V	

2023 APPRAISED VALUE				2022 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	11,000	27,400	38,400	R	10,400	24,800	35,200
Total				Total	10,400	24,800	35,200

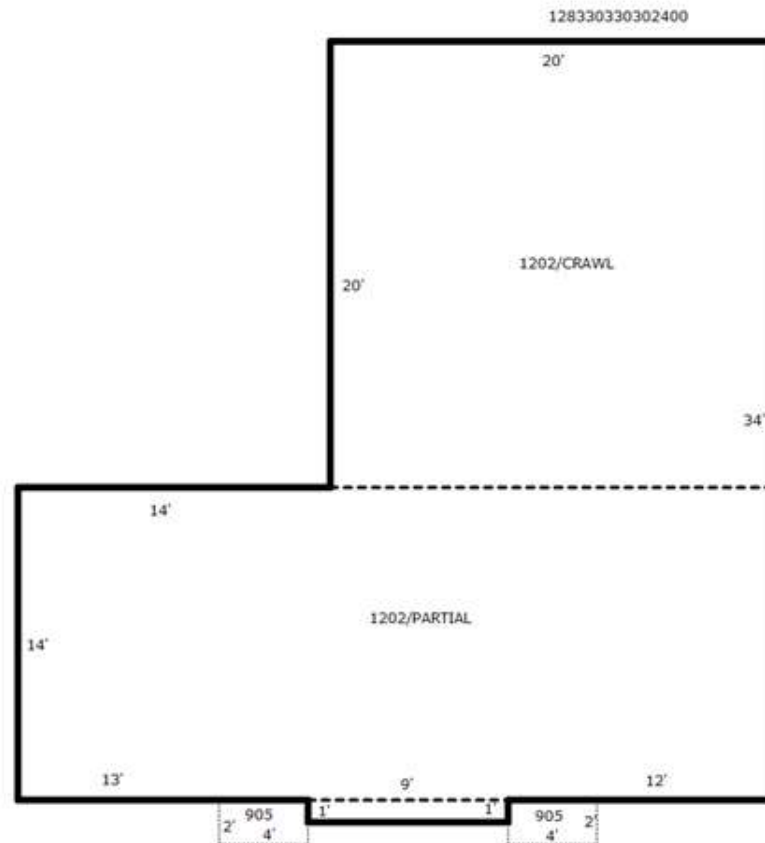
MISCELLANEOUS IMPROVEMENT VALUES		
Class	Value	Reason Code

NEW CONSTRUCTION		
Class	Value	Reason Code

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
Fron	8-No Value - 8		50	140	1.03								RL1001	70.00	0.00	0.00	0.00		0
Sqft	1-Primary Site - 1	6,836											R0106	7,000.00	1.59	0.53	0.53	1.61	11,000
Total Market Land Value																			11,000

Parcel ID: 087-128-33-0-33-03-024.00-				Quick Ref: R110176				Tax Year: 2023				Run Date: 11/14/2023 9:11:46 AM			
DWELLING INFORMATION				COMP SALES INFORMATION				CALCULATED VALUES							
Situs: 2333 S TOPEKA AVE WICHITA, KS 67				Arch Style: 21-Duplex				Cost Land:				11,00			
Res Type: 5-Duplex				Bsmt Type: 3-Partial - 3				Cost Building:				30,08			
Quality: 2.33-FR+				Total Rooms: 6		Bedrooms: 2		Cost Total:				41,08			
Year Blt: 1900		Est: Yes		Family Rooms:				Ag Use Land:							
Eff Year:				Full Baths: 2		Half Baths:		Ag Buildings:							
MS Style: 1-One Story				Garage Cap:				Misc. Buildings:							
LBCSStruct: 1202-2 units (duplex)				Foundation: Block - 3				Manufactured Homes:							
No. of Units:				Model/Mkt Area: 01 - <=75,000				Income Value:							
Total Living Area:		885						Market Value:				42,30			
Calculated Area:		885						MRA Value:				45,50			
Main Floor Living Area:		885						Weighted Estimate:							
Upper Floor Living Area Pct:								New Construction:							
CDU: FR CDU Rsn: MF				IMPROVEMENT COST SUMMARY				Indexed Value:				38,40			
Phys/Func/Econ: FR / /				Dwelling RCN: 98,940				FINAL VALUES							
Ovr Pct Gd/Rsn:				Percent Good: 32				Value Method:				IDXVA			
Remodel:				Mkt Adj: 95		Eco Adj: 100		Land Value:				11,00			
Remodel Descrip:				Building Value: 30,080				Building Value:				27,40			
Percent Complete:				Other Improvement RCN: 0				Final Value:				38,40			
Assessment Class:				Other Improvement Value: 0				Prior Value:							
MU CIs/Pct:															
BUILDING COMMENTS															
DwellICDU: CDU Rsn: MF															
DWELLING COMPONENTS															
No.	Code			Units	Pct	Quality	Year								
1	104-Frame, Plywood or Hardboard				100										
2	208-Composition Shingle				100										
3	313-Wall Furnace				100										
4	402-Automatic Floor Cover Allowance														
5	601-Plumbing Fixtures			10											
6	602-Plumbing Rough-ins			2											
7	622-Raised Subfloor			885											
8	801-Total Basement Area			238											
9	902-Raised Slab Porch			65		3.00	1900								
10	902-Raised Slab Porch			12											
11	905-Raised Slab Porch with Roof			8											
12	905-Raised Slab Porch with Roof			8											

Situs: 2333 S TOPEKA AVE WICHITA, KS 67211



Sketch by Apex Sketch

# Property Information Report

**Owner Name:** TEAMWORK LLC  
**PIN Number:** 00125692  
**AIN:** 087-128-33-0-33-03-024.00  
**Geocode:** B 06268  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** TEAMWORK LLC  
**Owner Address:** 1144 N SAINT FRANCIS  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67214-2814

## Property Address

**Property Address:** 2333 S TOPEKA AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67211

## Appraised Values

**Appraised Land Value:** \$11,000  
**Appraised Improvement Value:** \$27,400  
**Appraised Total Value:** \$38,400

## Assessed Values

**Assessed Land Value:** \$1,265  
**Assessed Improvement Value:** \$3,151  
**Assessed Total Value:** \$4,416

## Land Information

**Total Acres:** 0.157  
**Total Square Feet:** 6,836

**Abbreviated  
Legal  
Description:**

LOTS 21-23 TOPEKA AVE HILBISH & HETTINGER'S ADD.

## Improvement Information

**Year Built:** 1900  
**Year Last Sold:** 2019  
**Style:** 1.0 Story  
**Basement Type:** Partial - 3  
**Arch Style Desc:** Duplex  
**Neighborhood Code:** 333.4

**Living Unit:** 2  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** 885

## Other Information

**School District:** 259

# Property Taxes and Appraisals

## 2333 S TOPEKA AVE WICHITA

### Property Description

Legal Description	LOTS 21-23 TOPEKA AVE HILBISH & HETTINGER'S ADD.
Owner	TEAMWORK LLC
Mailing Address	1144 N SAINT FRANCIS WICHITA KS 67214-2814
Geo Code	B 06268
PIN	00125692
AIN	128330330302400
Tax Unit	6702 001 WICHITA U-259
Land Use	1102 Duplex
Market Land Square Feet	6,836
2023 Total Acres	.16
2023 Appraisal	\$38,400
2023 Assessment	\$4,416

### Residential Structure Characteristics

Year Built	1900
Bedrooms	2
Living Sq. Ft.	885
Full Baths	2
Half Baths	
Architectural Style	Duplex
Basement Sq. Ft.	238
Finished Basement Sq. Ft.	
Basement Type	Partial - 3
Condition	FAIR
More Details	<a href="#">View the Property Record Card for full property details</a>

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$11,000	\$27,400	\$38,400	+9%
2022	Residential	\$10,400	\$24,800	\$35,200	+6%
2021	Residential	\$7,600	\$25,600	\$33,200	+3%
2020	Residential	\$7,600	\$24,600	\$32,200	+10%
2019	Residential	\$7,600	\$21,710	\$29,310	
2018	Residential	\$7,600	\$21,710	\$29,310	
2017	Residential	\$8,800	\$20,510	\$29,310	
2016	Residential	\$8,800	\$20,510	\$29,310	-3%
2015	Residential	\$8,800	\$21,500	\$30,300	-1%
2014	Residential	\$8,900	\$21,700	\$30,600	

# Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$1,265	\$3,151	\$4,416	+9%
2022	Residential	\$1,196	\$2,852	\$4,048	+6%
2021	Residential	\$874	\$2,944	\$3,818	+3%
2020	Residential	\$874	\$2,829	\$3,703	+10%
2019	Residential	\$874	\$2,497	\$3,371	
2018	Residential	\$874	\$2,497	\$3,371	
2017	Residential	\$1,012	\$2,359	\$3,371	
2016	Residential	\$1,012	\$2,359	\$3,371	-3%
2015	Residential	\$1,012	\$2,473	\$3,485	-1%
2014	Residential	\$1,024	\$2,496	\$3,520	

# 2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$16.76
Totals:		\$0.00	\$0.00	\$16.76

# 2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$16.76
Totals:		\$0.00	\$0.00	\$16.76

# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$385.00	\$16.76	\$26.14	\$16.00	\$443.90	\$0.00	\$443.90
2021	116.142000	\$397.44	\$15.80	\$65.90	\$16.00	\$495.14	\$0.00	\$495.14
2020	116.599000	\$385.75	\$15.60	\$102.32	\$16.00	\$519.67	\$0.00	\$519.67
2019	116.788000	\$347.66	\$15.60	\$134.30	\$336.00	\$833.56	\$833.56	\$0.00
2018	117.213000	\$349.14	\$11.76	\$6.47	\$0.00	\$367.37	\$367.37	\$0.00
2017	117.294000	\$349.39	\$11.76	\$42.99	\$16.00	\$420.14	\$420.14	\$0.00
2016	117.201000	\$349.10	\$9.76	\$6.58	\$0.00	\$365.44	\$365.44	\$0.00
2015	119.845000	\$371.68	\$9.76	\$5.74	\$0.00	\$387.18	\$387.18	\$0.00
2014	117.365011	\$367.12	\$12.96	\$6.04	\$0.00	\$386.12	\$386.12	\$0.00
2013	120.600691	\$378.54	\$12.96	\$8.86	\$0.00	\$400.36	\$400.36	\$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
Total: 115.114000	

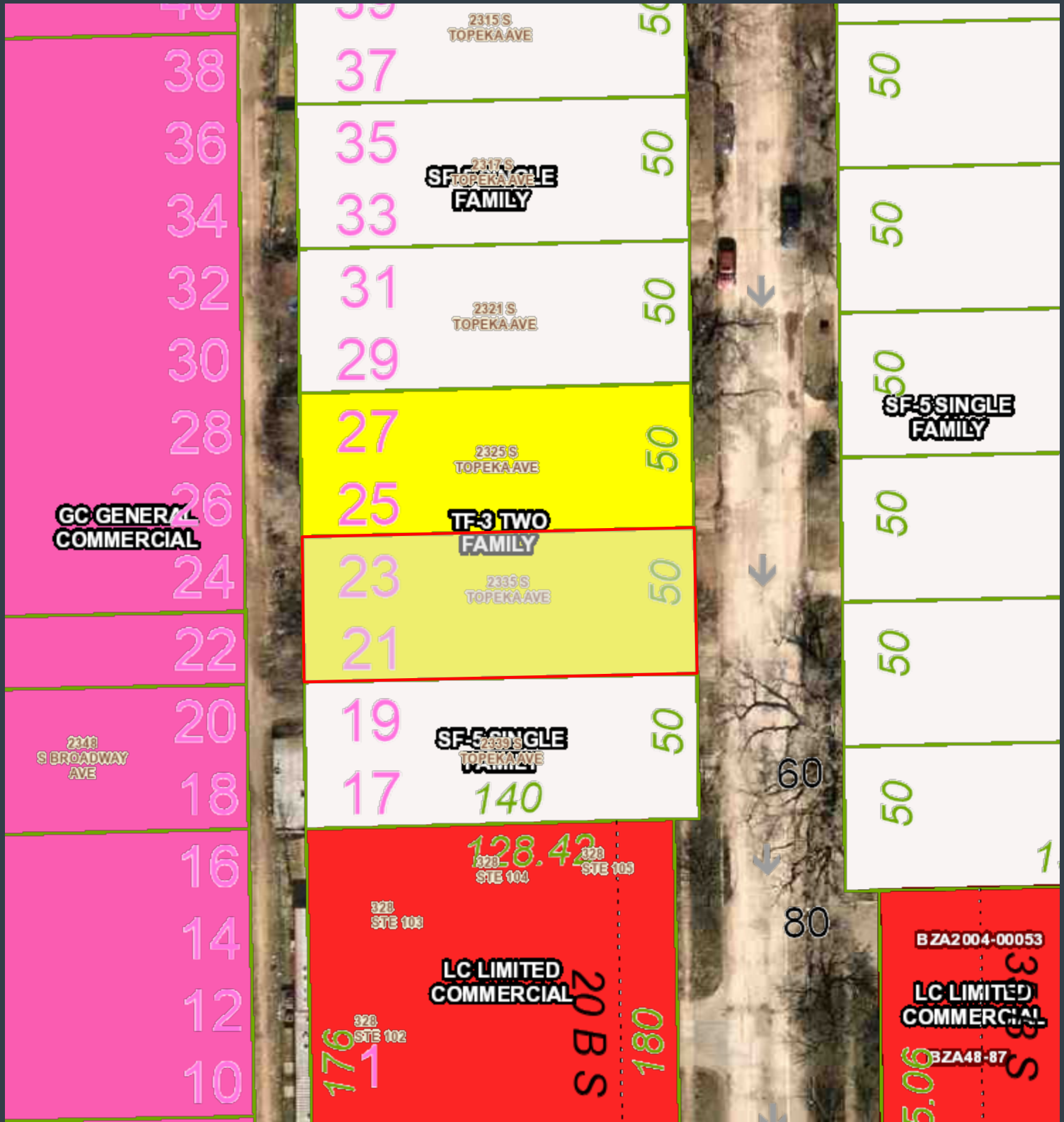


Tax Authority	Tax Rate
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	













## KANSAS WARRANTY DEED

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

Grantee: Teamwork, LLC, a Kansas limited liability company  
Grantee mailing address: 229 E. William, 4 Floor, Wichita, KS 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:

### 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: 22nd day of March, 2019


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

By: 

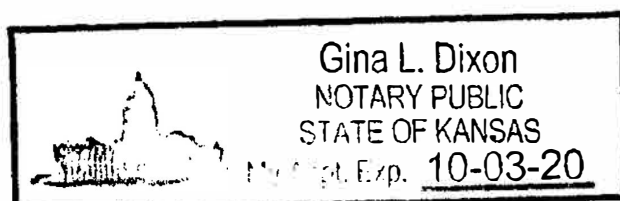
Zachary B. Guthridge, Manager

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on March 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.

  
Notary Public

My appointment expires:



E-Recorded by Security 1st Title LLC

Gina Dixon 316.293.1678

File No. 2299726

## **EXHIBIT "A"**

**Parcel 1:**

**Lots 33 and 35, on Dayton Avenue, Lawrence's 7th Addition, Sedgwick County, Kansas.**

**Parcel 2:**

**Lot 165 and 167, on Mosley Avenue, Ranson and Kay's 2nd Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 3:**

**Lot 163, on Mosley Avenue, Ranson and Kay's 2nd Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 4:**

**Lots 9 and 11, on Palisade, formerly River Street, Nelson's Highland Second Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 5:**

**Lots 178 and 180, Wabash now Ida Avenue, Campbell's Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 6:**

**The North 64 feet of the East half of Lot 13, Zimmerly's Addition, Wichita, Sedgwick County, Kansas.**

**Parcel 7:**

**Lots 59 and 61, on Emporia Avenue, Snively, Miller and Work's Subdivision of Kinkaid's Out-lots to Wichita, Sedgwick County, Kansas.**

**Parcel 8:**

**Lots 42, 44, 46 and the North 3 feet of Lot 48, Emporia Avenue, Stoughs Addition to Wichita, Kansas, Sedgwick County, Kansas.**

**Parcel 9:**

**Lots 16 and 17, Topeka Avenue, Southern Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 10:**

**Beginning 553 feet East and 750 feet South of the Northwest corner of the Northeast Quarter of Section 33, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East 150 feet; thence South 50 feet; Thence West 150 feet; Thence North 50 feet to the Point of Beginning.**

**Parcel 11:**

**Lots 66 and 68, on Lulu Avenue, in McCormick's Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 12:**

**Lots 14 and 16, Block 3, Eldridge's Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 13:**

**Lots 6, 8, 10 and 12, Block 9, Allen and Smith's Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 14:**

**Lot 125 and the North 12 feet of the vacated alley adjoining on the South, on Market Street, English's 7th Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 15:**

**Lots 86 and 88, on Pattie Avenue, McCormick's Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 16:**

**Lots 15, 17 and 19, on Washington Avenue, Forest Park Addition to Wichita, Sedgwick County, Kansas.**

**Parcel 17:**

**Lots 21 and 23, Topeka Avenue, Hilbish and Hettinger's Addition to Wichita, Sedgwick County, Kansas.**



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) 293-1665 (Work)  
(316) 267-8115 (Work Fax)  
[sbrown@security1st.com](mailto: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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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

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

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions*

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- i. comply with the Schedule B, Part I—Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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**Transaction Identification Data for reference only:**

Issuing Agent:	<b>Security 1st Title</b>	Buyer:	<b>A Legal Entity, to be determined</b>
Issuing Office:	<b>727 N Waco Ave, Ste 300 Wichita, KS 67203</b>	Title Contact:	<b>Scott Brown</b> <b>727 N Waco Ave, Ste 300</b> <b>Wichita, KS 67203</b> <b>(316) 293-1665 (Work)</b> <b>(316) 267-8115 (Work Fax)</b> <a href="mailto:sbrown@security1st.com">sbrown@security1st.com</a>
ALTA Universal ID:	<b>1010831</b>		
Loan ID Number:			
Commitment No.:	<b>C-SB3051133-DB</b>		
Property Address:	<b>2333 S. Topeka Ave.; 2335 S. Topeka Wichita, KS 67211</b>		

**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:**

Teamwork, LLC, a Kansas limited liability company

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

Lots 21 and 23, Topeka Avenue, Hilbish and Hettinger's Addition to Wichita, Sedgwick County, Kansas.

**Security 1st Title, LLC**

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 partial release of the Mortgage dated MARCH 22, 2019, recorded MARCH 26, 2019, as Doc.#/Flm-Pg: [29836722](#), made by Teamwork, LLC, to Southwest National Bank, in the amount of \$1,350,000.00.**
8. **Teamwork, 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 JANUARY 22, 2019
2. Operating Agreement dated JULY, 2018

**Any instrument to be executed by Teamwork, LLC, must:**

1. Be executed in the limited liability company's name, and
2. Be signed by Zach Guthridge, Member and the Erik Leschuk Irrevocable Trust a/k/a 2010 Erik D. Leschuk Irrevocable Trust, 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.

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9. We have a copy of the 2010 Erik D. Leschuk Irrevocable Trust. 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.
10. File a Warranty Deed from Teamwork, LLC, a Kansas limited liability company to A Legal Entity, to be determined.
11. 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.

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

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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 \$401.35 + DELINQUENT.**

**Property ID # B-06268**

**PIN # 00125692**

8. **General taxes and special assessments for the year 2021 in the amount of \$413.24 + DELINQUENT.**

**Property ID # B-06268**

**PIN # 00125692**

9. **General taxes and special assessments for the year 2022 in the amount of \$401.76 + DELINQUENT.**

**Property ID # B-06268**

**PIN # 00125692**

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10. General taxes and special assessments for the fiscal year 2023 in the original amount of \$437.09.

First Installment: \$218.56, Due, but not delinquent until after December 20, 2023

Second Installment: \$218.55, Due, but not delinquent until after May 10, 2023

Property I.D. # B-06268

PIN # 00125692

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: 37.6506/-97.3345

### 2333 S Topeka St Wichita, KS 67211

1 mi radius 3 mi radius 5 mi radius

#### Population

2023 Estimated Population	13,190	88,489	191,019
2028 Projected Population	13,025	88,607	191,502
2020 Census Population	13,158	88,393	190,733
2010 Census Population	13,732	90,257	193,696
Projected Annual Growth 2023 to 2028	-0.3%	-	-
Historical Annual Growth 2010 to 2023	-0.3%	-0.2%	-0.1%

#### Households

2023 Estimated Households	5,617	36,400	78,833
2028 Projected Households	5,508	36,197	78,494
2020 Census Households	5,588	35,974	77,842
2010 Census Households	5,717	36,115	77,861
Projected Annual Growth 2023 to 2028	-0.4%	-0.1%	-
Historical Annual Growth 2010 to 2023	-0.1%	-	-

#### Age

2023 Est. Population Under 10 Years	14.7%	14.6%	14.2%
2023 Est. Population 10 to 19 Years	13.8%	13.3%	13.6%
2023 Est. Population 20 to 29 Years	16.3%	16.2%	16.1%
2023 Est. Population 30 to 44 Years	20.4%	19.9%	19.9%
2023 Est. Population 45 to 59 Years	16.6%	16.1%	16.2%
2023 Est. Population 60 to 74 Years	13.6%	14.0%	14.4%
2023 Est. Population 75 Years or Over	4.6%	5.8%	5.6%
2023 Est. Median Age	32.4	33.2	33.6

#### Marital Status & Gender

2023 Est. Male Population	50.1%	50.1%	50.0%
2023 Est. Female Population	49.9%	49.9%	50.0%
2023 Est. Never Married	38.8%	39.1%	38.9%
2023 Est. Now Married	30.8%	33.6%	35.5%
2023 Est. Separated or Divorced	22.3%	21.5%	20.4%
2023 Est. Widowed	8.1%	5.8%	5.3%

#### Income

2023 Est. HH Income \$200,000 or More	1.7%	2.2%	2.6%
2023 Est. HH Income \$150,000 to \$199,999	1.9%	2.5%	3.1%
2023 Est. HH Income \$100,000 to \$149,999	4.7%	7.8%	9.9%
2023 Est. HH Income \$75,000 to \$99,999	8.7%	9.6%	11.2%
2023 Est. HH Income \$50,000 to \$74,999	18.6%	20.3%	19.7%
2023 Est. HH Income \$35,000 to \$49,999	15.6%	15.6%	14.5%
2023 Est. HH Income \$25,000 to \$34,999	15.6%	12.8%	12.0%
2023 Est. HH Income \$15,000 to \$24,999	15.2%	11.8%	11.5%
2023 Est. HH Income Under \$15,000	18.2%	17.4%	15.5%
2023 Est. Average Household Income	\$51,170	\$58,646	\$64,731
2023 Est. Median Household Income	\$38,879	\$43,410	\$48,735
2023 Est. Per Capita Income	\$21,909	\$24,535	\$27,092
2023 Est. Total Businesses	253	3,559	7,109
2023 Est. Total Employees	1,825	40,926	82,229

## Full Profile

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



AUCTION

Lat/Lon: 37.6506/-97.3345

## 2333 S Topeka St Wichita, KS 67211

1 mi radius 3 mi radius 5 mi radius

**Race**

2023 Est. White	58.9%	61.6%	61.4%
2023 Est. Black	12.2%	11.0%	13.0%
2023 Est. Asian or Pacific Islander	3.0%	5.0%	4.4%
2023 Est. American Indian or Alaska Native	1.6%	1.5%	1.4%
2023 Est. Other Races	24.3%	20.9%	19.8%

**Hispanic**

2023 Est. Hispanic Population	3,675	21,678	44,506
2023 Est. Hispanic Population	27.9%	24.5%	23.3%
2028 Proj. Hispanic Population	27.9%	24.6%	23.3%
2020 Hispanic Population	28.6%	24.5%	23.5%

**Education (Adults 25 & Older)**

2023 Est. Adult Population (25 Years or Over)	8,401	56,904	123,131
2023 Est. Elementary (Grade Level 0 to 8)	8.2%	7.9%	6.9%
2023 Est. Some High School (Grade Level 9 to 11)	11.2%	10.1%	9.8%
2023 Est. High School Graduate	40.9%	34.4%	31.6%
2023 Est. Some College	20.7%	24.6%	23.9%
2023 Est. Associate Degree Only	5.6%	7.2%	7.6%
2023 Est. Bachelor Degree Only	9.7%	10.2%	12.5%
2023 Est. Graduate Degree	3.6%	5.5%	7.7%

**Housing**

2023 Est. Total Housing Units	6,233	40,713	88,582
2023 Est. Owner-Occupied	34.2%	45.8%	47.7%
2023 Est. Renter-Occupied	56.0%	43.6%	41.3%
2023 Est. Vacant Housing	9.9%	10.6%	11.0%

**Homes Built by Year**

2023 Homes Built 2010 or later	3.8%	4.3%	4.6%
2023 Homes Built 2000 to 2009	4.4%	5.2%	5.7%
2023 Homes Built 1990 to 1999	3.6%	4.1%	4.8%
2023 Homes Built 1980 to 1989	6.9%	8.5%	8.1%
2023 Homes Built 1970 to 1979	14.6%	11.7%	11.4%
2023 Homes Built 1960 to 1969	9.2%	7.5%	7.2%
2023 Homes Built 1950 to 1959	20.5%	23.3%	21.1%
2023 Homes Built Before 1949	27.1%	24.8%	26.2%

**Home Values**

2023 Home Value \$1,000,000 or More	0.3%	0.3%	0.4%
2023 Home Value \$500,000 to \$999,999	2.2%	3.6%	3.1%
2023 Home Value \$400,000 to \$499,999	2.3%	2.5%	2.7%
2023 Home Value \$300,000 to \$399,999	4.5%	4.3%	5.2%
2023 Home Value \$200,000 to \$299,999	12.1%	12.6%	14.4%
2023 Home Value \$150,000 to \$199,999	12.2%	11.9%	14.1%
2023 Home Value \$100,000 to \$149,999	10.9%	18.5%	20.2%
2023 Home Value \$50,000 to \$99,999	43.3%	34.8%	28.5%
2023 Home Value \$25,000 to \$49,999	9.3%	5.4%	5.3%
2023 Home Value Under \$25,000	2.8%	6.1%	6.0%
2023 Median Home Value	\$99,760	\$111,731	\$124,378
2023 Median Rent	\$615	\$643	\$648



## Full Profile

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



Lat/Lon: 37.6506/-97.3345

**AUCTION**

### 2333 S Topeka St Wichita, KS 67211

1 mi radius 3 mi radius 5 mi radius

#### Labor Force

2023 Est. Labor Population Age 16 Years or Over	10,112	68,391	147,886
2023 Est. Civilian Employed	56.1%	57.5%	59.8%
2023 Est. Civilian Unemployed	2.8%	2.8%	2.5%
2023 Est. in Armed Forces	0.4%	0.3%	0.5%
2023 Est. not in Labor Force	40.7%	39.4%	37.3%
2023 Labor Force Males	49.7%	50.0%	49.8%
2023 Labor Force Females	50.3%	50.0%	50.2%

#### Occupation

2023 Occupation: Population Age 16 Years or Over	5,675	39,342	88,382
2023 Mgmt, Business, & Financial Operations	6.2%	9.8%	11.0%
2023 Professional, Related	15.0%	15.9%	17.4%
2023 Service	21.7%	20.7%	20.6%
2023 Sales, Office	23.1%	22.3%	22.0%
2023 Farming, Fishing, Forestry	0.6%	0.3%	0.3%
2023 Construction, Extraction, Maintenance	14.6%	13.6%	11.9%
2023 Production, Transport, Material Moving	18.7%	17.4%	16.8%
2023 White Collar Workers	44.3%	48.0%	50.4%
2023 Blue Collar Workers	55.7%	52.0%	49.6%

#### Transportation to Work

2023 Drive to Work Alone	82.2%	79.4%	77.2%
2023 Drive to Work in Carpool	10.2%	10.4%	10.1%
2023 Travel to Work by Public Transportation	0.5%	1.2%	1.5%
2023 Drive to Work on Motorcycle	0.5%	0.3%	0.2%
2023 Walk or Bicycle to Work	2.3%	2.0%	1.8%
2023 Other Means	1.4%	1.6%	1.3%
2023 Work at Home	2.9%	5.1%	7.9%

#### Travel Time

2023 Travel to Work in 14 Minutes or Less	34.5%	37.8%	37.1%
2023 Travel to Work in 15 to 29 Minutes	52.6%	49.7%	50.0%
2023 Travel to Work in 30 to 59 Minutes	11.4%	9.6%	10.0%
2023 Travel to Work in 60 Minutes or More	1.5%	2.9%	2.9%
2023 Average Travel Time to Work	16.5	16.5	16.7

#### Consumer Expenditure

2023 Est. Total Household Expenditure	\$247.87 M	\$1.76 B	\$4.06 B
2023 Est. Apparel	\$8.58 M	\$61.09 M	\$141.09 M
2023 Est. Contributions, Gifts	\$13.22 M	\$95.02 M	\$221.33 M
2023 Est. Education, Reading	\$7.22 M	\$52 M	\$121.29 M
2023 Est. Entertainment	\$13.36 M	\$96.29 M	\$223.52 M
2023 Est. Food, Beverages, Tobacco	\$38.99 M	\$276.21 M	\$633.15 M
2023 Est. Furnishings, Equipment	\$8.3 M	\$59.91 M	\$139.06 M
2023 Est. Health Care, Insurance	\$22.96 M	\$163.89 M	\$376.63 M
2023 Est. Household Operations, Shelter, Utilities	\$82.76 M	\$584.11 M	\$1.34 B
2023 Est. Miscellaneous Expenses	\$4.61 M	\$33.08 M	\$76.26 M
2023 Est. Personal Care	\$3.31 M	\$23.59 M	\$54.4 M
2023 Est. Transportation	\$44.57 M	\$319.07 M	\$736.69 M

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**AUCTION**