

PROPERTY INFORMATION



AUCTION



**2001 - 2017 E. CENTRAL AVE.
WICHITA, KS 67214**

ONLINE ONLY - SOLD IN THREE LOTS

Bidding Ends Wednesday, December 20, 2023



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



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DEMOGRAPHICS

Parcel ID: 087-125-22-0-21-04-003.00-

Quick Ref: R89153

Tax Year: 2023

Run Date: 6/29/2023 9:02:05 AM

OWNER NAME AND MAILING ADDRESS

TEAMWORK LLC

1144 N SAINT FRANCIS

WICHITA, KS 67214-2814

PROPERTY SITUS ADDRESS

2001 E CENTRAL AVE

WICHITA, KS 67214

2011 E CENTRAL AVE

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store cent
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

Sfx:

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 882.9 882.9
Economic Adj. Factor:
Map / Routing: D+ / 125220210400300
School District: 0602 USD 259
Legacy ID: 00134666
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

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



Image Date: 07/07/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Secondary Strip - 5
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
10/17/2018	10:00 AM	6	RE	485		
12/17/2015	11:20 AM	11	RE	541		
06/29/2012	12:10 PM	15	RE	477		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
17-RS0675		Roof	03/15/2017	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	17.200	89.600	106.800
Total	17.200	89.600	106.800

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	17,200	89,600	106,800
Total	17,200	89,600	106,800

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	8,610											81	20,000.00	2.00	2.00	2.00	2.00	17,200

Total Market Land Value 17,200

GENERAL BUILDING INFORMATION										APARTMENT DATA								CALCULATED VALUES					
Situs: 2001 E CENTRAL AVE WICHITA, KS 67214										1	2	3	4	5	6	7	8	Cost Land:	17,200				
LBCS Structure Code: 2591-Strip shopping center										Units:								Cost Building:	75,690				
Bldg No. & Name: 1 1-KIRBY & TENANTS										BR Type:								Cost Total:	92,890				
Identical Units: 1 No. of Units:										Baths:								Ag Use Land:	0				
Total Bldg Area: 3,338 Unit Type:																		Ag Buildings:	0				
MS Mult: MS Zip:																		Misc. Buildings:	0				
IMPROVEMENT COST SUMMARY										FINAL VALUES								Manufactured Homes:	0				
Building RCN: 435,130										Value Method:				OVR				Income Value:	0				
Mkt Adj: 100 Eco Adj:										Land Value:				17,200				Market Value:					
Building Value: 69,620										Building Value:				89,600				MRA Value:					
Other Improvement RCN: 25,280										Final Value:				106,800				New Construction:	0				
Other Improvement Value: 6,070										Prior Value:								Indexed Value:	0				

BUILDING COMMENTS

SKETCH VECTORS

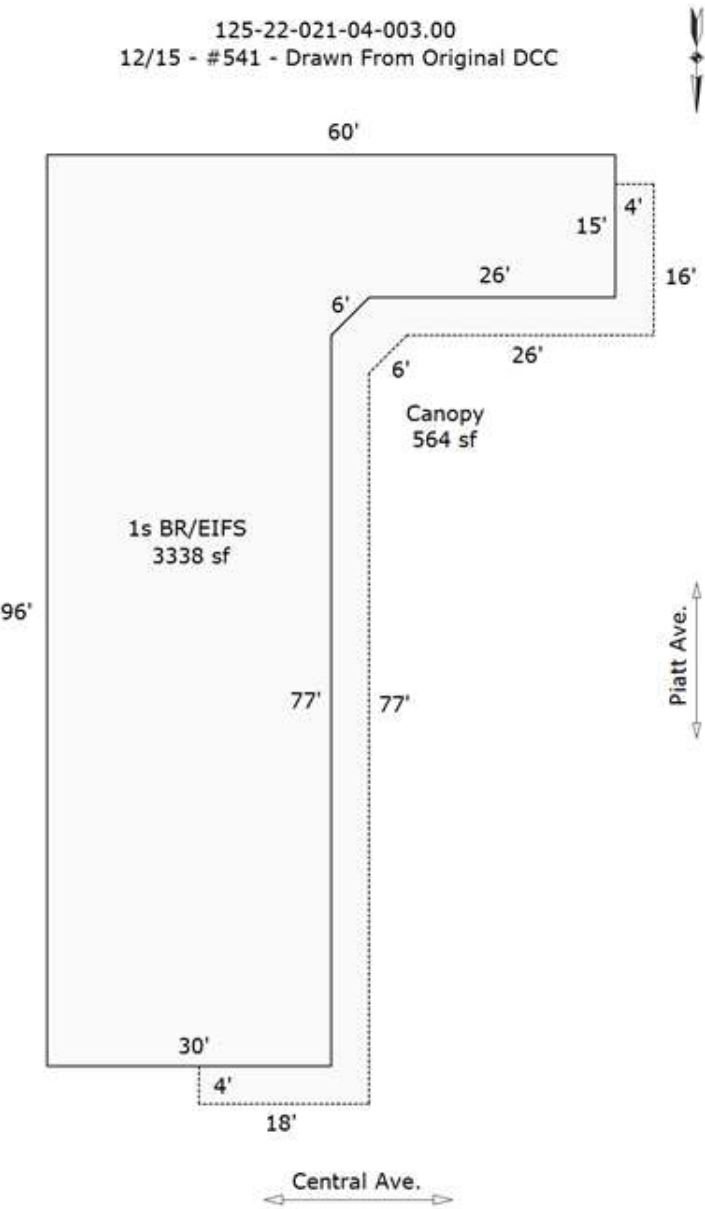
COMMERCIAL BUILDING SECTIONS & BASEMENTS																						
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	412-Neighborhood Shopping Ctr	C	2.00	1953		01 / 01		3,338	310	12	3	2				034			0	435,130	16	69,620

OTHER BUILDING IMPROVEMENTS																						
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1970			10		8			1	3	2				0	25,280	24	6,070

COMMERCIAL BUILDING SECTION COMPONENTS								
Sec	Code	Units	Pct	Size	Other	Rank	Year	
1	810-Cavity Brick		65					
1	885-Stud -EIFS (Synthetic Stucco)		35					
1	603-Forced Air Unit		100					
1	8065-Canopy, Retail Wood Frame	564						

OTHER BUILDING IMPROVEMENT COMPONENTS													
No.	Code	Units	Pct	Size	Other	Rank	Year						
1	8355-Paving, Concrete with Base	4,000											

Plot Plan Sketch



Search by Area Search

Parcel ID: 087-125-22-0-21-04-002.00-

Quick Ref: R89152

Tax Year: 2023 Run Date: 6/29/2023 9:02:39 AM

OWNER NAME AND MAILING ADDRESS

TEAMWORK LLC

1144 N SAINT FRANCIS

WICHITA, KS 67214-2814

PROPERTY SITUS ADDRESS

2015 E CENTRAL AVE

WICHITA, KS 67214

2017 1/2 E CENTRAL AVE

LAND BASED CLASSIFICATION SYSTEM

Function: 1170 Garden apartm Sfx:
Activity: 1100 Household activities
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: LC
Multi-Zoning: N Non-Conforming: N
Neighborhood: 882.5 882.5
Economic Adj. Factor:
Map / Routing: / 125220210400200
School District: 0602 USD 259
Legacy ID: 00134670
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

E 50.4 FT N 100 FT W 1/2 LOT 1 BUTLER &
FISHER'S OUT-LOTS



Image Date: 07/07/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Major Strip or CBD - 1
Location: Business Cluster - 3
Parking Type: On and Off Street - 3
Parking Quantity: Minimum - 1
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/06/2018	1:30 PM	6	BP	540		
12/28/2017	10:55 AM	8	QC	433		
12/18/2017	2:45 PM	6	BP	541		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
17-DU1927	351	Exterior Alteration	11/16/2017	C	100
17-001909	11,000	Emergency Damage - Fire/Storm Damage	06/22/2017	C	100
15-DU1126	0	Exterior Alteration	05/27/2015	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	8,700	29,510	38,210

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	8,700	25,740	34,440

Total	8,700	29,510	38,210	Total	8,700	25,740	34,440
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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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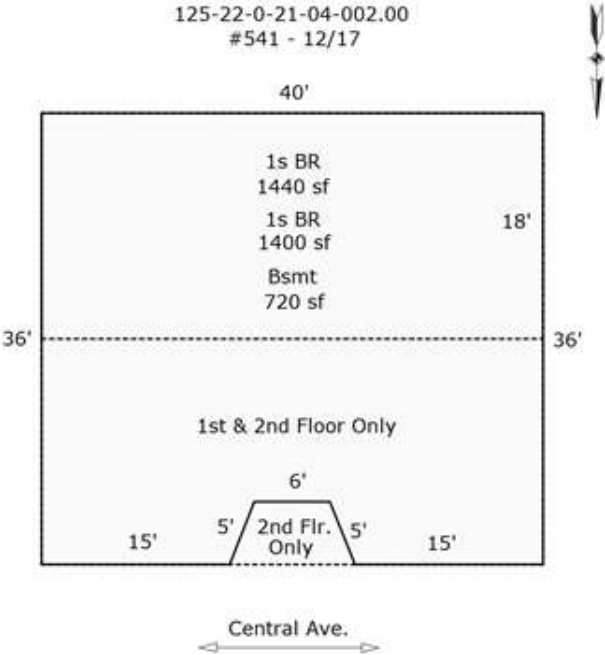
MARKET LAND INFORMATION

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	4,951											66	20,000.00	1.75	1.75	1.75	1.76	8,700

Total Market Land Value 8,700

Parcel ID: 087-125-22-0-21-04-002.00-										Quick Ref: R89152										Tax Year: 2023 Run Date: 6/29/2023 9:02:39 AM									
GENERAL BUILDING INFORMATION										APARTMENT DATA										CALCULATED VALUES									
Situs: 2015 E CENTRAL AVE WICHITA, KS 67214										1 2 3 4 5 6 7 8										Cost Land: 8,700									
LBCS Structure Code: 1301-Garden apartment (3 story & under)										Units:										Cost Building: 29,510									
Bldg No. & Name: 1 1-FUTURE APTS										BR Type: Eff 1 2 2 3 3 4										Cost Total: 38,210									
Identical Units: 1 No. of Units:										Baths: 1.0 1.0 1.0 GT1 1.0 GT1 2.0										Ag Use Land: 0									
Total Bldg Area: 2,840 Unit Type:																				Ag Buildings: 0									
MS Mult: MS Zip:																				Misc. Buildings: 0									
IMPROVEMENT COST SUMMARY										FINAL VALUES										Manufactured Homes: 0									
Building RCN: 237,250										Value Method: COST										Income Value: 0									
Mkt Adj: 100 Eco Adj:										Land Value: 8,700										Market Value:									
Building Value: 23,720										Building Value: 29,510										MRA Value:									
Other Improvement RCN: 12,870										Final Value: 38,210										New Construction: 0									
Other Improvement Value: 5,790										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	352-Multiple Res (Low Rise)	C	0.70	1930		01 / 01		1,400	158	10	1	1				011			0	130,330	10	13,030							
703	352-Multiple Res (Low Rise)	C	0.70			1		720	116	8						084													
2	352-Multiple Res (Low Rise)	C	0.70	1930		02 / 02		1,440	152	10	1	1				011			0	106,920	10	10,690							
OTHER BUILDING IMPROVEMENTS																													
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value							
1	163-Site Improvements	C	2.00	1	2017			10	8			1	3	1					0	12,870	45	5,790							
COMMERCIAL BUILDING SECTION COMPONENTS															OTHER BUILDING IMPROVEMENT COMPONENTS														
Sec	Code	Units	Pct	Size	Other	Rank	Year	No.	Code	Units	Pct	Size	Other	Rank	Year														
1	807-Brick, Solid		100					1	8350-Paving, Asphalt with Base	3,000																			
1	603-Forced Air Unit		100																										
2	807-Brick, Solid		100																										
2	603-Forced Air Unit		100																										

Plot Plan Sketch



Drawn by: [Name]

Property Taxes and Appraisals

2001 E CENTRAL AVE WICHITA

Property Description

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

Commercial Buildings

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

More Details View the Property Record Card for full property details

Appraisal Values

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

Assessment Values

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

Year	Class	Land	Improvements	Total	Change
2017	Commercial / Industrial	\$4,300	\$28,925	\$33,225	
2016	Commercial / Industrial	\$4,300	\$28,925	\$33,225	
2015	Commercial / Industrial	\$4,300	\$28,925	\$33,225	
2014	Commercial / Industrial	\$4,300	\$28,925	\$33,225	

2022 Tax Year Special Assessments

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

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$3,073.56	\$7.11	\$175.70	\$0.00	\$3,256.37	\$0.00	\$3,256.37
2021	116.142000	\$2,319.95	\$6.81	\$507.61	\$16.00	\$2,850.37	\$0.00	\$2,850.37
2020	116.599000	\$2,326.17	\$6.71	\$887.86	\$16.00	\$3,236.74	\$0.00	\$3,236.74
2019	116.788000	\$2,329.94	\$6.71	\$0.00	\$0.00	\$2,336.65	\$2,336.65	\$0.00
2018	117.213000	\$2,338.40	\$5.58	\$289.29	\$16.00	\$2,649.27	\$2,649.27	\$0.00
2017	117.293000	\$3,897.07	\$5.58	\$1,115.53	\$16.00	\$5,034.18	\$5,034.18	\$0.00
2016	117.201000	\$3,894.02	\$4.58	\$32.49	\$0.00	\$3,931.09	\$3,931.09	\$0.00
2015	119.847000	\$3,981.92	\$4.58	\$0.00	\$0.00	\$3,986.50	\$3,986.50	\$0.00
2014	117.365011	\$3,899.46	\$5.94	\$48.94	\$0.00	\$3,954.34	\$3,954.34	\$0.00
2013	120.600691	\$4,006.96	\$5.94	\$283.38	\$16.00	\$4,312.28	\$4,312.28	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	

Property Taxes and Appraisals

2015 E CENTRAL AVE WICHITA

Property Description

Legal Description	E 50.4 FT N 100 FT W 1/2 LOT 1 BUTLER & FISHER'S OUT-LOTS
Owner	TEAMWORK LLC
Mailing Address	1144 N SAINT FRANCIS WICHITA KS 67214-2814
Geo Code	C 00135
PIN	00134670
AIN	125220210400200
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	4,951
2023 Total Acres	.11
2023 Appraisal	\$38,210
2023 Assessment	\$9,553

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-FUTURE APTS (Multiple Res (Low Rise))		1930	2,840
More Details	View the Property Record Card for full property details		

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$8,700	\$29,510	\$38,210	+11%
2022	Commercial / Industrial	\$8,700	\$25,740	\$34,440	+3%
2021	Commercial / Industrial	\$8,700	\$24,810	\$33,510	-2%
2020	Commercial / Industrial	\$8,700	\$25,460	\$34,160	+1%
2019	Commercial / Industrial	\$8,700	\$25,290	\$33,990	+2%
2018	Commercial / Industrial	\$8,700	\$24,550	\$33,250	
2017	Residential	\$8,700	\$24,270	\$32,970	-2%
2016	Residential	\$8,700	\$24,800	\$33,500	-50%
2015	Residential	\$8,700	\$57,800	\$66,500	
2014	Residential	\$8,700	\$57,800	\$66,500	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,175	\$7,378	\$9,553	+11%
2022	Commercial / Industrial	\$2,175	\$6,435	\$8,610	+3%
2021	Commercial / Industrial	\$2,175	\$6,203	\$8,378	-2%
2020	Commercial / Industrial	\$2,175	\$6,365	\$8,540	+0%
2019	Commercial / Industrial	\$2,175	\$6,323	\$8,498	+2%
2018	Commercial / Industrial	\$2,175	\$6,138	\$8,313	

Year	Class	Land	Improvements	Total	Change
2017	Residential	\$1,001	\$2,791	\$3,792	-2%
2016	Residential	\$1,001	\$2,852	\$3,853	-50%
2015	Residential	\$1,001	\$6,647	\$7,648	
2014	Residential	\$1,001	\$6,647	\$7,648	

2023 Through Payout Special Assessments

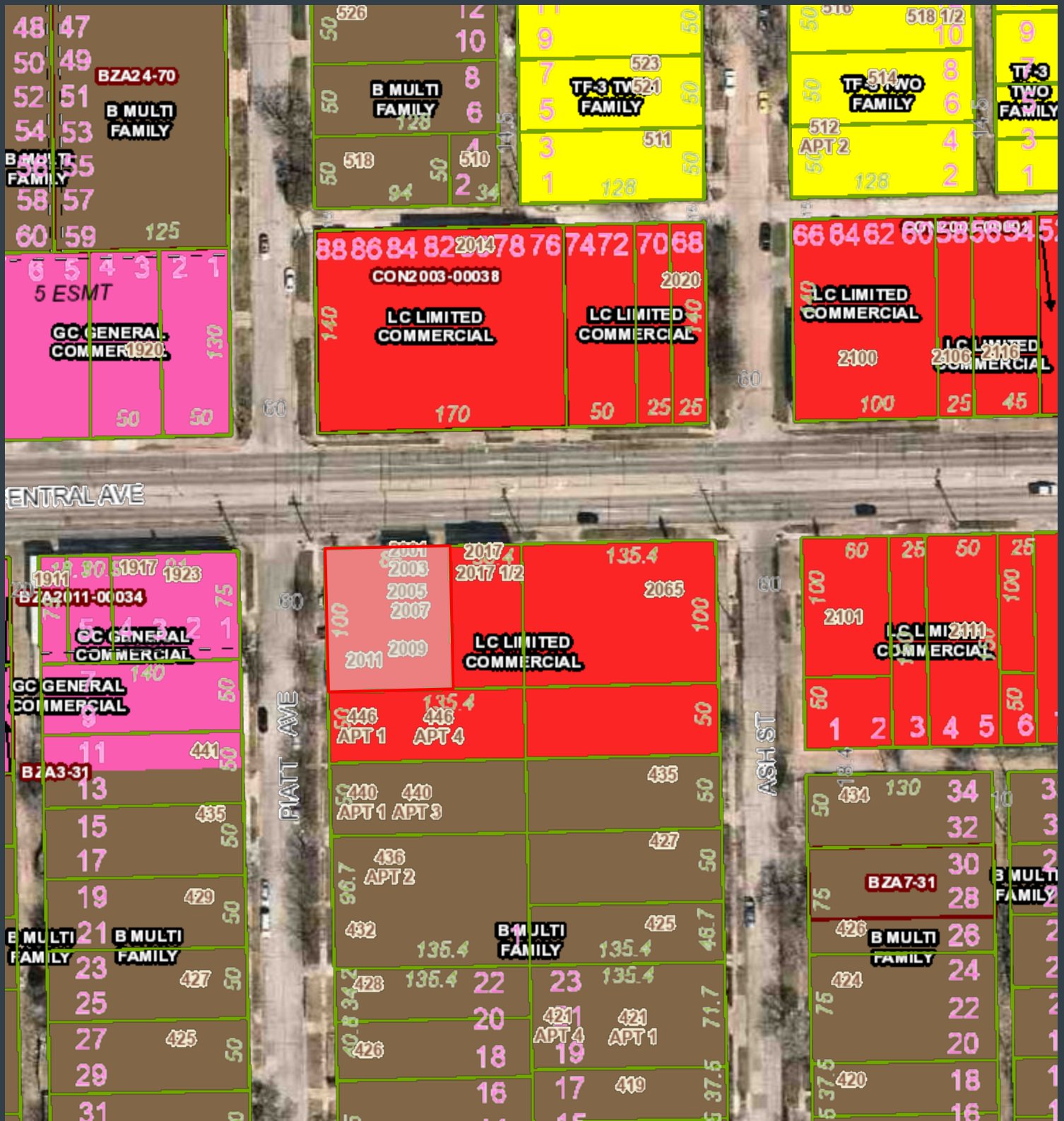
Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	BOARD UP 1, 50350	2017	2017	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	BOARD UP 1, TX YR 2018, Ord 50597	2018	2018	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	BOARD UP 2, 49929	2015	2015	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	BOARD UP 4, 50014	2015	2015	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	LOT CLEAN UP 2, 50436	2017	2017	\$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	\$991.12	\$0.00	\$56.53	\$0.00	\$1,047.65	\$0.00	\$1,047.65
2021	116.142000	\$973.03	\$0.00	\$212.28	\$16.00	\$1,201.31	\$0.00	\$1,201.31
2020	116.599000	\$995.75	\$0.00	\$378.97	\$16.00	\$1,390.72	\$0.00	\$1,390.72
2019	116.788000	\$992.47	\$0.00	\$0.00	\$0.00	\$992.47	\$992.47	\$0.00
2018	117.213000	\$974.39	\$354.70	\$164.03	\$16.00	\$1,509.12	\$1,509.12	\$0.00
2017	117.293000	\$398.78	\$988.37	\$396.51	\$16.00	\$1,799.66	\$1,799.66	\$0.00
2016	117.201000	\$405.57	\$19.52	\$0.00	\$0.00	\$425.09	\$425.09	\$0.00
2015	119.847000	\$870.57	\$569.93	\$46.09	\$16.00	\$1,502.59	\$1,502.59	\$0.00
2014	117.365011	\$851.61	\$25.92	\$27.01	\$16.00	\$920.54	\$920.54	\$0.00
2013	120.600691	\$876.35	\$25.92	\$30.85	\$16.00	\$949.12	\$949.12	\$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	





Doc.#/Flm-Pg: 29916707

Receipt #: 2140988

Recording Fee: \$55.00

Pages Recorded: 3

Cashier: leclark

Authorized By: [Signature]

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

KANSAS WARRANTY DEED

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

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

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

SEE ATTACHED EXHIBIT A

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

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

Dated this: 22 day of November, 2019

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

By: [Signature]
Zachary B. Guthridge, Manager

State of Kansas, Sedgwick County} ss.

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

[Signature]
Notary Public

My appointment expires:



Security 1st Title
File No. 2339775

E-Recorded by Security 1st Title LLC

By: [Signature]

Phone # 316.293.1652

File No. 2339775

File No.: 2339775

EXHIBIT "A"

The land is described as follows:

Parcel 1:

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

Parcel 2:

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

Parcel 3:

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

Parcel 4:

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

Parcel 5:

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

Parcel 6:

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

Parcel 7:

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

Parcel 8:

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

Parcel 9:

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

Parcel 10:

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

Parcel 11:

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

Parcel 12:

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

Parcel 13:

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



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.

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**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Nariah Hamilton 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1935 (Work) (316) 267-8115 (Work Fax) nhamilton@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-NH3051130-DB		
Property Address:	2001 E. Central Ave.; 2003 E. Central Ave.; 2005 E. Central Ave.; 2007 E. Central Ave.; 2009 E. Central Ave., 2011 E. Central Ave. Wichita, KS 67214		

SCHEDULE A**1. Commitment Date:**

11/06/2023 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A Legal Entity, To Be Determined

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Teamwork, LLC, a Kansas limited liability company

5. The Land is described as follows:

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

Security 1st Title, LLC

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By:

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **Access to court records is currently not available. We require the owner to provide a proper owner's affidavit stating no court action in SEDGWICK County, Kansas exists wherein the owner is subject to (or may become subject to) a judgement lien which may attach to the Land. We further require a proper indemnity signed by the affiant owner(s). If we are to issue a loan policy on a non-purchase money mortgage, we must also be provided with a proper indemnity from the purchaser(s). Absence of which will result in the following exceptions to appear on any policy to be issued:**

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

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

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

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11. Provide this company with a properly completed and executed Owner's Affidavit.
12. File a Warranty Deed from Teamwork, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.
13. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2020 in the amount of \$2,332.88, plus interest and fees, DELINQUENT.**

Property ID # C-00134

PIN # 00134666

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

Property ID # C-00134

PIN # 00134666

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

Property ID # C-00134

PIN # 00134666

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

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

10. Rights or claims of parties in possession not shown by the public records.
11. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.



First American Title™

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

ALTA COMMITMENT FOR TITLE INSURANCE
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First American Title Insurance Company

NOTICE

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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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Nariah Hamilton 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1935 (Work) (316) 267-8115 (Work Fax) nhamilton@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	<u>C-NH3044582-DB-2</u>		
Property Address:	2015 E. Central Ave.; 2017 E. Central Ave. Wichita, KS 67214		

SCHEDULE A**1. Commitment Date:**

09/08/2023 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:

Part of Lot 1, Butler and Fisher's Addition of Out-Lots, Sedgwick County, Kansas, described as:

The east 50.4 feet of a tract beginning at a point 1293.2 feet west and 40 feet south of the northeast corner of the Northwest Quarter of Section 22, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 100 feet; thence east 135.4 feet; thence north 100 feet; thence west 135.4 feet to the place of beginning.

Security 1st Title, LLC

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By:

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **File a partial release of Mortgage dated November 22, 2019, recorded November 25, 2019, as Doc#/Flm-Pg: [29916708](#), made by Teamwork, LLC, A Kansas Limited Liability Company, to Southwest National Bank, in the amount of \$2,587,200.00. (Covers additional property)**
7. **We have a copy of the Articles of Organization dated January 22, 2019 and a copy of the Operating Agreement dated July __, 2018 of Teamwork, LLC, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**
8. **Any instrument to be executed by the limited liability company must:**
 - a. Be executed in the limited liability company's name, and
 - b. Be signed by Zach Guthridge, Member, and the Erik Leschuk Irrevocable Trust, Member
 - c. In the alternative, one Member may sign with separate consent of the other Member authorizing the proposed transaction.
9. **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.**
10. **Provide this company with a properly completed and executed Owner's Affidavit.**
11. **File a Warranty Deed from Teamwork, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.**

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12. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2020 in the amount of \$995.75, plus interest and fees, DELINQUENT.**

Property ID # C-00135

PIN # 00134670

8. **General taxes and special assessments for the year 2021 in the amount of \$973.03, plus interest and fees, DELINQUENT.**

Property ID # C-00135

PIN # 00134670

9. **General taxes and special assessments for the year 2022 in the amount of \$991.12, plus interest and fees, DELINQUENT.**

Property ID # C-00135

PIN # 00134670

A copy of the above taxes may be accessed by internal link Image [4797741](#).

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10. Rights or claims of parties in possession not shown by the public records.

The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

Full Profile

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

Lat/Lon: 37.6934/-97.3124



2001 E Central Ave Wichita, KS 67214	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,111	101,847	229,231
2028 Projected Population	10,276	102,345	230,997
2020 Census Population	9,998	101,612	228,253
2010 Census Population	10,218	102,719	231,374
Projected Annual Growth 2023 to 2028	0.3%	-	0.2%
Historical Annual Growth 2010 to 2023	-	-	-
Households			
2023 Estimated Households	4,145	41,704	96,845
2028 Projected Households	4,189	41,640	96,952
2020 Census Households	4,055	41,149	95,349
2010 Census Households	4,055	41,299	95,471
Projected Annual Growth 2023 to 2028	0.2%	-	-
Historical Annual Growth 2010 to 2023	0.2%	-	0.1%
Age			
2023 Est. Population Under 10 Years	15.3%	13.7%	13.4%
2023 Est. Population 10 to 19 Years	15.8%	13.5%	13.3%
2023 Est. Population 20 to 29 Years	17.1%	17.6%	17.1%
2023 Est. Population 30 to 44 Years	19.7%	19.8%	18.9%
2023 Est. Population 45 to 59 Years	15.6%	16.3%	15.9%
2023 Est. Population 60 to 74 Years	12.6%	13.8%	15.0%
2023 Est. Population 75 Years or Over	3.9%	5.3%	6.6%
2023 Est. Median Age	30.1	33.4	34.5
Marital Status & Gender			
2023 Est. Male Population	50.3%	50.6%	49.6%
2023 Est. Female Population	49.7%	49.4%	50.4%
2023 Est. Never Married	46.8%	42.7%	40.4%
2023 Est. Now Married	28.6%	31.9%	35.7%
2023 Est. Separated or Divorced	19.7%	20.2%	18.7%
2023 Est. Widowed	5.0%	5.3%	5.3%
Income			
2023 Est. HH Income \$200,000 or More	2.3%	3.0%	3.8%
2023 Est. HH Income \$150,000 to \$199,999	2.0%	3.2%	3.8%
2023 Est. HH Income \$100,000 to \$149,999	7.1%	9.7%	10.5%
2023 Est. HH Income \$75,000 to \$99,999	9.6%	10.4%	10.8%
2023 Est. HH Income \$50,000 to \$74,999	16.3%	18.4%	19.7%
2023 Est. HH Income \$35,000 to \$49,999	17.3%	14.4%	14.2%
2023 Est. HH Income \$25,000 to \$34,999	11.9%	11.6%	11.5%
2023 Est. HH Income \$15,000 to \$24,999	10.6%	12.2%	11.2%
2023 Est. HH Income Under \$15,000	22.9%	17.1%	14.5%
2023 Est. Average Household Income	\$56,074	\$64,643	\$74,312
2023 Est. Median Household Income	\$42,971	\$47,735	\$52,187
2023 Est. Per Capita Income	\$23,257	\$27,128	\$31,797
2023 Est. Total Businesses	892	4,522	8,627
2023 Est. Total Employees	9,566	48,785	102,134

Lat/Lon: 37.6934/-97.3124

2001 E Central Ave Wichita, KS 67214

1 mi radius 3 mi radius 5 mi radius

Race

2023 Est. White	46.7%	53.3%	58.6%
2023 Est. Black	27.0%	19.5%	15.6%
2023 Est. Asian or Pacific Islander	3.8%	4.9%	5.2%
2023 Est. American Indian or Alaska Native	1.4%	1.3%	1.3%
2023 Est. Other Races	21.0%	21.0%	19.3%

Hispanic

2023 Est. Hispanic Population	2,569	25,873	53,048
2023 Est. Hispanic Population	25.4%	25.4%	23.1%
2028 Proj. Hispanic Population	25.4%	25.4%	23.0%
2020 Hispanic Population	25.4%	25.6%	23.5%

Education (Adults 25 & Older)

2023 Est. Adult Population (25 Years or Over)	6,162	65,051	148,302
2023 Est. Elementary (Grade Level 0 to 8)	7.1%	6.8%	6.1%
2023 Est. Some High School (Grade Level 9 to 11)	12.2%	10.1%	8.6%
2023 Est. High School Graduate	27.4%	27.6%	28.2%
2023 Est. Some College	21.1%	23.1%	23.7%
2023 Est. Associate Degree Only	8.4%	7.3%	7.3%
2023 Est. Bachelor Degree Only	12.9%	14.7%	16.3%
2023 Est. Graduate Degree	11.0%	10.4%	9.9%

Housing

2023 Est. Total Housing Units	4,975	47,753	108,213
2023 Est. Owner-Occupied	36.7%	44.2%	45.1%
2023 Est. Renter-Occupied	46.6%	43.1%	44.3%
2023 Est. Vacant Housing	16.7%	12.7%	10.5%

Homes Built by Year

2023 Homes Built 2010 or later	5.1%	4.5%	4.5%
2023 Homes Built 2000 to 2009	4.1%	4.6%	5.5%
2023 Homes Built 1990 to 1999	2.6%	3.0%	5.1%
2023 Homes Built 1980 to 1989	4.3%	5.0%	9.4%
2023 Homes Built 1970 to 1979	7.3%	9.5%	13.8%
2023 Homes Built 1960 to 1969	5.1%	6.0%	8.0%
2023 Homes Built 1950 to 1959	12.7%	18.7%	20.1%
2023 Homes Built Before 1949	42.1%	36.1%	23.1%

Home Values

2023 Home Value \$1,000,000 or More	-	0.5%	0.6%
2023 Home Value \$500,000 to \$999,999	1.7%	2.7%	3.4%
2023 Home Value \$400,000 to \$499,999	2.3%	3.2%	3.3%
2023 Home Value \$300,000 to \$399,999	4.5%	6.2%	5.9%
2023 Home Value \$200,000 to \$299,999	12.3%	15.5%	16.4%
2023 Home Value \$150,000 to \$199,999	14.0%	13.9%	15.9%
2023 Home Value \$100,000 to \$149,999	18.0%	18.5%	20.2%
2023 Home Value \$50,000 to \$99,999	26.4%	27.6%	25.5%
2023 Home Value \$25,000 to \$49,999	12.3%	7.0%	4.7%
2023 Home Value Under \$25,000	8.5%	4.8%	4.0%
2023 Median Home Value	\$106,259	\$125,193	\$140,926
2023 Median Rent	\$637	\$648	\$667



AUCTION

Lat/Lon: 37.6934/-97.3124

2001 E Central Ave

Wichita, KS 67214

1 mi radius 3 mi radius 5 mi radius

Labor Force

2023 Est. Labor Population Age 16 Years or Over	7,555	79,619	180,275
2023 Est. Civilian Employed	59.3%	59.6%	60.1%
2023 Est. Civilian Unemployed	3.6%	2.9%	2.5%
2023 Est. in Armed Forces	0.3%	0.3%	0.6%
2023 Est. not in Labor Force	36.9%	37.2%	36.8%
2023 Labor Force Males	50.1%	50.5%	49.3%
2023 Labor Force Females	49.9%	49.5%	50.7%

Occupation

2023 Occupation: Population Age 16 Years or Over	4,479	47,407	108,352
2023 Mgmt, Business, & Financial Operations	13.0%	11.5%	11.5%
2023 Professional, Related	17.8%	20.0%	20.6%
2023 Service	23.6%	22.2%	20.7%
2023 Sales, Office	17.9%	20.5%	21.6%
2023 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
2023 Construction, Extraction, Maintenance	10.8%	10.1%	10.3%
2023 Production, Transport, Material Moving	16.7%	15.4%	15.0%
2023 White Collar Workers	48.7%	52.0%	53.7%
2023 Blue Collar Workers	51.3%	48.0%	46.3%

Transportation to Work

2023 Drive to Work Alone	69.8%	74.5%	77.1%
2023 Drive to Work in Carpool	11.1%	10.3%	9.7%
2023 Travel to Work by Public Transportation	2.6%	2.2%	1.4%
2023 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
2023 Walk or Bicycle to Work	2.6%	2.5%	2.0%
2023 Other Means	1.6%	1.1%	1.4%
2023 Work at Home	12.3%	9.2%	8.2%

Travel Time

2023 Travel to Work in 14 Minutes or Less	36.7%	39.2%	37.1%
2023 Travel to Work in 15 to 29 Minutes	50.0%	48.2%	50.1%
2023 Travel to Work in 30 to 59 Minutes	10.1%	10.3%	10.0%
2023 Travel to Work in 60 Minutes or More	3.2%	2.3%	2.7%
2023 Average Travel Time to Work	16.5	16.2	16.5

Consumer Expenditure

2023 Est. Total Household Expenditure	\$191.76 M	\$2.14 B	\$5.46 B
2023 Est. Apparel	\$6.68 M	\$74.36 M	\$190.48 M
2023 Est. Contributions, Gifts	\$10.32 M	\$117.05 M	\$305.02 M
2023 Est. Education, Reading	\$5.79 M	\$64.96 M	\$168.63 M
2023 Est. Entertainment	\$10.43 M	\$117.59 M	\$302.65 M
2023 Est. Food, Beverages, Tobacco	\$30.08 M	\$332.62 M	\$845.87 M
2023 Est. Furnishings, Equipment	\$6.49 M	\$73.11 M	\$188.14 M
2023 Est. Health Care, Insurance	\$17.62 M	\$197.14 M	\$503.52 M
2023 Est. Household Operations, Shelter, Utilities	\$63.73 M	\$704.29 M	\$1.79 B
2023 Est. Miscellaneous Expenses	\$3.59 M	\$40.18 M	\$102.94 M
2023 Est. Personal Care	\$2.56 M	\$28.61 M	\$73.16 M
2023 Est. Transportation	\$34.47 M	\$385.67 M	\$987.93 M

J.P. Weigand & Sons., Inc. - Auction Division
150 N. Market
Wichita, KS 67202
316-262-6400

WeigandAuctions.com



AUCTION