

Property Taxes and Appraisals

113 S LULU AVE WICHITA

Property Description

Legal Description	LOTS 1-3 LULU AVE. HYDES ADD.
Owner	1319-1325 TT LLC
Mailing Address	333 S BROADWAY AVE STE 105 WICHITA KS 67202-4325
Geo Code	B 06531
PIN	00126046
AIN	125210410401300B
Tax Unit	6702 001 WICHITA U-259
Land Use	2101 Downtown row store
Market Land Square Feet	7,231
2024 Total Acres	.17
2024 Appraisal	\$21,990
2024 Assessment	\$5,498

*Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$12,700	\$9,290	\$21,990	+4%
2023	Commercial / Industrial	\$12,700	\$8,490	\$21,190	+6%
2022	Commercial / Industrial	\$12,700	\$7,210	\$19,910	+2%
2021	Commercial / Industrial	\$12,700	\$6,850	\$19,550	+0%
2020	Commercial / Industrial	\$12,700	\$6,790	\$19,490	+1%
2019	Commercial / Industrial	\$12,700	\$6,630	\$19,330	+2%
2018	Commercial / Industrial	\$12,700	\$6,240	\$18,940	
2017	Commercial / Industrial	\$12,700	\$6,240	\$18,940	0%
2016	Commercial / Industrial	\$12,700	\$6,260	\$18,960	+0%
2015	Commercial / Industrial	\$12,700	\$6,200	\$18,900	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$3,175	\$2,323	\$5,498	+4%
2023	Commercial / Industrial	\$3,175	\$2,123	\$5,298	+6%
2022	Commercial / Industrial	\$3,175	\$1,803	\$4,978	+2%
2021	Commercial / Industrial	\$3,175	\$1,713	\$4,888	+0%
2020	Commercial / Industrial	\$3,175	\$1,698	\$4,873	+1%
2019	Commercial / Industrial	\$3,175	\$1,658	\$4,833	+2%
2018	Commercial / Industrial	\$3,175	\$1,560	\$4,735	
2017	Commercial / Industrial	\$3,175	\$1,560	\$4,735	0%
2016	Commercial / Industrial	\$3,175	\$1,565	\$4,740	+0%
2015	Commercial / Industrial	\$3,175	\$1,550	\$4,725	

2023 Tax Year Special Assessments

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

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$610.25	\$7.11	\$0.00	\$0.00	\$617.36	\$308.68	\$308.68
2022	115.114000	\$573.03	\$7.11	\$0.00	\$0.00	\$580.14	\$580.14	\$0.00
2021	116.142000	\$567.72	\$6.81	\$41.90	\$16.00	\$632.43	\$632.43	\$0.00
2020	116.599000	\$566.08	\$6.69	\$2.14	\$0.00	\$574.91	\$574.91	\$0.00
2019	116.788000	\$564.43	\$6.71	\$0.00	\$0.00	\$571.14	\$571.14	\$0.00
2018	117.213000	\$555.02	\$7.87	\$0.00	\$0.00	\$562.89	\$562.89	\$0.00
2017	117.293000	\$555.38	\$7.87	\$0.00	\$0.00	\$563.25	\$563.25	\$0.00
2016	117.201000	\$555.53	\$6.87	\$4.69	\$0.00	\$567.09	\$567.09	\$0.00
2015	119.847000	\$566.29	\$6.87	\$0.96	\$0.00	\$574.12	\$574.12	\$0.00
2014	117.365011	\$539.90	\$8.91	\$1.83	\$0.00	\$550.64	\$550.64	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

Property Taxes and Appraisals

1325 E DOUGLAS AVE WICHITA

Property Description

Legal Description	LOTS 183-185 BOYLE'S ADD.
Owner	1319-1325 TT LLC
Mailing Address	333 S BROADWAY AVE STE 105 WICHITA KS 67202-4325
Geo Code	B 06641
PIN	00126163
AIN	125210410400100B
Tax Unit	6702 001 WICHITA U-259
Land Use	2101 Downtown row store
Market Land Square Feet	6,000
2024 Total Acres	.14
2024 Appraisal	\$724,010
2024 Assessment	\$181,003

Commercial Buildings

Building	Units	Built	Sq. Ft.
3-SWEET ILLUSION BRIDAL & TUX (Office Building)		1916	3,913
3-SWEET ILLUSION BRIDAL & TUX (Retail Store)		1916	9,480
3-SWEET ILLUSION BRIDAL & TUX (Shell, Office)		1916	5,567

More Details

View the Property Record Card for full property details *

*Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$33,800	\$690,210	\$724,010	+57%
2023	Commercial / Industrial	\$33,800	\$428,290	\$462,090	
2022	Commercial / Industrial	\$33,800	\$428,290	\$462,090	+5%
2021	Commercial / Industrial	\$33,800	\$407,910	\$441,710	
2020	Commercial / Industrial	\$33,800	\$407,910	\$441,710	+95%
2019	Commercial / Industrial	\$33,800	\$193,060	\$226,860	
2018	Commercial / Industrial	\$33,800	\$193,060	\$226,860	
2017	Commercial / Industrial	\$33,800	\$193,060	\$226,860	+2%
2016	Commercial / Industrial	\$33,800	\$189,240	\$223,040	-1%
2015	Commercial / Industrial	\$33,800	\$190,800	\$224,600	

Assessment Values

Year	Class	Land	Improvements	Total	Change
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Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$8,450	\$172,553	\$181,003	+57%
2023	Commercial / Industrial	\$8,450	\$107,073	\$115,523	
2022	Commercial / Industrial	\$8,450	\$107,073	\$115,523	+5%
2021	Commercial / Industrial	\$8,450	\$101,978	\$110,428	
2020	Commercial / Industrial	\$8,450	\$101,978	\$110,428	+95%
2019	Commercial / Industrial	\$8,450	\$48,265	\$56,715	
2018	Commercial / Industrial	\$8,450	\$48,265	\$56,715	
2017	Commercial / Industrial	\$8,450	\$48,265	\$56,715	+2%
2016	Commercial / Industrial	\$8,450	\$47,310	\$55,760	-1%
2015	Commercial / Industrial	\$8,450	\$47,700	\$56,150	

2023 Tax Year Special Assessments

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

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$13,306.51	\$7.11	\$0.00	\$0.00	\$13,313.62	\$6,656.81	\$6,656.81
2022	115.114000	\$13,298.31	\$7.11	\$0.00	\$0.00	\$13,305.42	\$13,305.42	\$0.00
2021	116.142000	\$12,825.33	\$6.81	\$0.00	\$0.00	\$12,832.14	\$12,832.14	\$0.00
2020	116.599000	\$12,827.87	\$6.69	\$47.95	\$0.00	\$12,882.51	\$12,882.51	\$0.00
2019	116.788000	\$6,623.64	\$6.71	\$0.00	\$0.00	\$6,630.35	\$6,630.35	\$0.00
2018	117.213000	\$6,647.73	\$7.87	\$0.00	\$0.00	\$6,655.60	\$6,655.60	\$0.00
2017	117.293000	\$6,652.29	\$7.87	\$0.00	\$0.00	\$6,660.16	\$6,660.16	\$0.00
2016	117.201000	\$6,535.13	\$6.87	\$109.03	\$16.00	\$6,667.03	\$6,667.03	\$0.00
2015	119.847000	\$6,729.41	\$6.87	\$11.23	\$0.00	\$6,747.51	\$6,747.51	\$0.00
2014	117.365011	\$6,848.27	\$8.91	\$22.86	\$0.00	\$6,880.04	\$6,880.04	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

Property Taxes and Appraisals

E 4 FT LOT 159-ALL LOT 161 DOUGLAS AVE. HYDES ADD.

Property Description

Legal Description	E 4 FT LOT 159-ALL LOT 161 DOUGLAS AVE. HYDES ADD.
Owner	1319-1325 TT LLC
Mailing Address	333 S BROADWAY AVE STE 105 WICHITA KS 67202-4325
Geo Code	B 06398
PIN	00125898
AIN	125210410400100A
Tax Unit	6702 001 WICHITA U-259
Land Use	2101 Downtown row store
Market Land Square Feet	3,480
2024 Total Acres	.08
2024 Appraisal	\$19,600
2024 Assessment	\$4,900

*Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$19,600	\$0	\$19,600	
2023	Commercial / Industrial	\$19,600	\$0	\$19,600	
2022	Commercial / Industrial	\$19,600	\$0	\$19,600	
2021	Commercial / Industrial	\$19,600	\$0	\$19,600	
2020	Commercial / Industrial	\$19,600	\$0	\$19,600	
2019	Commercial / Industrial	\$19,600	\$0	\$19,600	
2018	Commercial / Industrial	\$19,600	\$0	\$19,600	
2017	Commercial / Industrial	\$19,600	\$0	\$19,600	
2016	Commercial / Industrial	\$19,600	\$0	\$19,600	
2015	Commercial / Industrial	\$19,600	\$0	\$19,600	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$4,900	\$0	\$4,900	
2023	Commercial / Industrial	\$4,900	\$0	\$4,900	
2022	Commercial / Industrial	\$4,900	\$0	\$4,900	
2021	Commercial / Industrial	\$4,900	\$0	\$4,900	
2020	Commercial / Industrial	\$4,900	\$0	\$4,900	
2019	Commercial / Industrial	\$4,900	\$0	\$4,900	
2018	Commercial / Industrial	\$4,900	\$0	\$4,900	
2017	Commercial / Industrial	\$4,900	\$0	\$4,900	
2016	Commercial / Industrial	\$4,900	\$0	\$4,900	
2015	Commercial / Industrial	\$4,900	\$0	\$4,900	

2023 Tax Year Special Assessments

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

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$564.41	\$7.11	\$0.00	\$0.00	\$571.52	\$285.76	\$285.76
2022	115.114000	\$564.06	\$7.11	\$0.00	\$0.00	\$571.17	\$571.17	\$0.00
2021	116.142000	\$569.10	\$6.81	\$41.99	\$16.00	\$633.90	\$633.90	\$0.00
2020	116.599000	\$569.21	\$6.69	\$2.15	\$0.00	\$578.05	\$578.05	\$0.00
2019	116.788000	\$572.25	\$6.71	\$0.00	\$0.00	\$578.96	\$578.96	\$0.00
2018	117.213000	\$574.34	\$0.00	\$0.00	\$0.00	\$574.34	\$574.34	\$0.00
2017	117.293000	\$574.73	\$0.00	\$0.00	\$0.00	\$574.73	\$574.73	\$0.00
2016	117.201000	\$574.29	\$6.87	\$4.84	\$0.00	\$586.00	\$586.00	\$0.00
2015	119.847000	\$587.24	\$6.87	\$0.99	\$0.00	\$595.10	\$595.10	\$0.00
2014	117.365011	\$575.09	\$8.91	\$1.95	\$0.00	\$585.95	\$585.95	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	

OWNER NAME AND MAILING ADDRESS

1319-1325 TT LLC
EAST DOUGLAS INVESTMENTS LLC
333 S BROADWAY AVE STE 105

WICHITA, KS 67202-4325

PROPERTY SITUS ADDRESS

1325 E DOUGLAS AVE
WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 2101 Downtown row : Sfx:
Activity: 2110 Goods-oriented shopping
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: CBD
Multi-Zoning: N Non-Conforming: N
Neighborhood: 878.9 878.9
Economic Adj. Factor:
Map / Routing: C+ / 125210410400100B
School District: 0602 USD 259
Legacy ID: 00126163
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 183-185 BOYLE'S ADD.



Image Date: 07/07/2020

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1, Alley - 7

Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
Parking Type: On Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: Adjacent - 2

Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/12/2023	8:05 AM	9	IO	433	TENANT	2
05/14/2019	11:50 AM	1	BP	540		
12/18/2018	2:30 PM	6	BP	540		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
18-003321	15,000	Interior Remodel	10/18/2018	C	100
11707	12,000	Roof	05/17/1993	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	33,800	690,210	724,010

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	33,800	428,290	462,090

Total	33,800	690,210	724,010	Total	33,800	428,290	462,090
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	6,000				5	188						885	10,000.00	3.00	3.00	3.00	5.63	33,800

Total Market Land Value 33,800

GENERAL BUILDING INFORMATION			APARTMENT DATA								CALCULATED VALUES									
Situs: 1325 E DOUGLAS AVE WICHITA, KS 67211				1	2	3	4	5	6	7	8	Cost Land:	33,800							
LBCS Structure Code: 2202-Downtown row store			Units:									Cost Building:	890,350							
Bldg No. & Name: 1 3-SWEET ILLUSION BRIDAL & TUX			BR Type:									Cost Total:	924,150							
Identical Units: 1 No. of Units:			Baths:									Ag Use Land:	0							
Total Bldg Area: 18,960 Unit Type:			Ag Buildings:									0								
MS Mult: MS Zip:			Misc. Buildings:									0								

IMPROVEMENT COST SUMMARY			FINAL VALUES		
Building RCN:	2,624,650		Value Method:	OVR	
Mkt Adj:	100	Eco Adj:	Land Value:	33,800	
Building Value:	890,350		Building Value:	690,210	
Other Improvement RCN:	0		Final Value:	724,010	
Other Improvement Value:	0		Prior Value:		

Income Value:	0
Market Value:	
MRA Value:	
New Construction:	0
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	353-Retail Store	C	3.00	1916		01 / 01		9,480	398	15	5	3				083			0	1,402,950	48	673,420
2	492-Shell, Office	C	2.00	1916		02 / 02		5,567	215	12	3	2				045			0	457,560	9	41,180
3	344-Office Building	C	3.00	1916		02 / 02		3,913	183	12	3	3				082			0	764,130	23	175,750

COMMERCIAL BUILDING SECTION COMPONENTS								
Sec	Code	Units	Pct	Size	Other	Rank	Year	
1	807-Brick, Solid		70					
1	849-Curtain-Metal with Glass Panels		30					
1	611-Package Unit		82					
1	606-Space Heater		18					
2	807-Brick, Solid		70					
2	849-Curtain-Metal with Glass Panels		30					
2	606-Space Heater		100					
3	807-Brick, Solid		70					
3	849-Curtain-Metal with Glass Panels		30					
3	611-Package Unit		100					



Parcel ID: 087-125-21-0-41-04-001.00-B

SGORIONPROD Expanded Appraisal Card

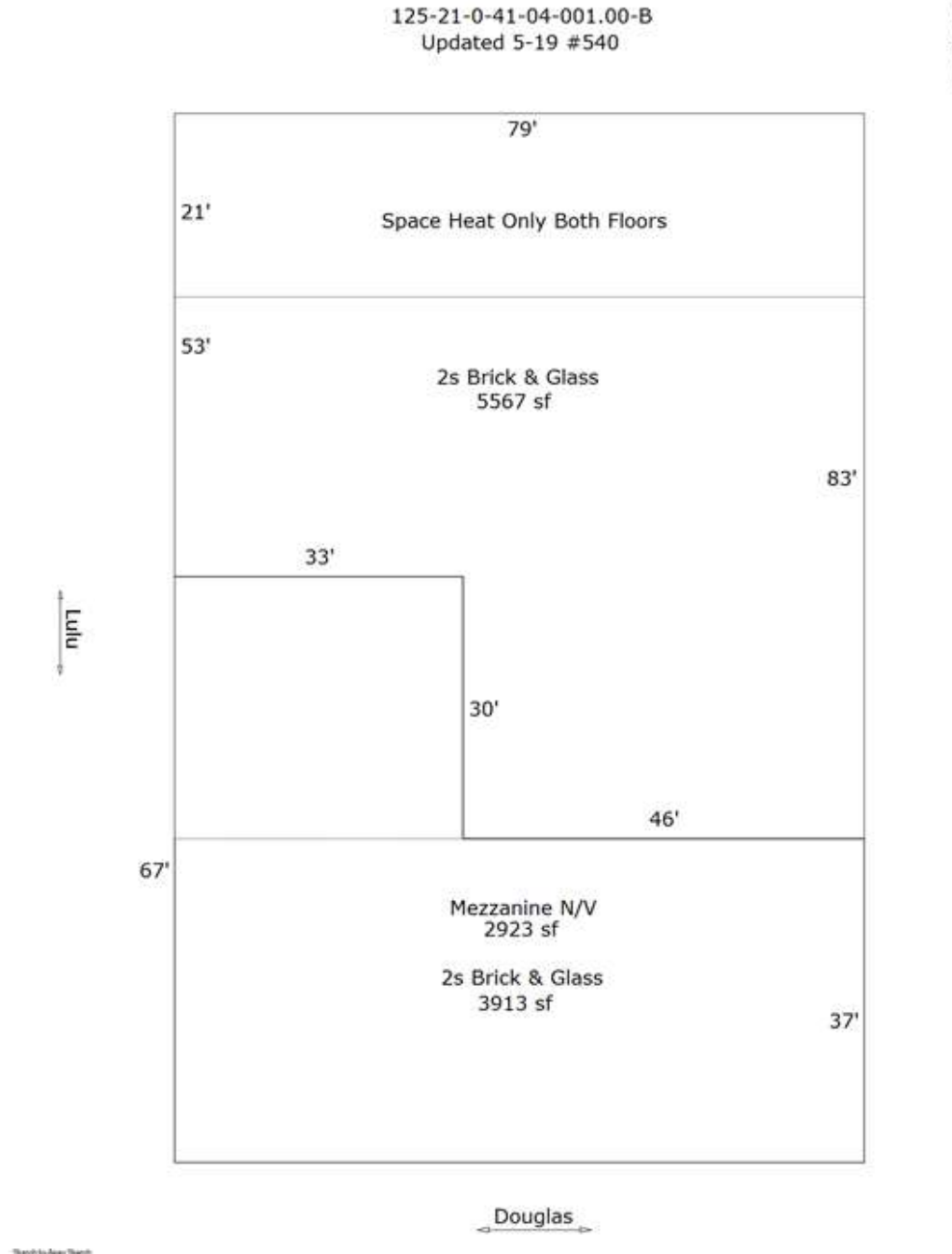
Quick Ref: R87838



Tax Year: 2024

Run Date: 4/8/2024 4:27:48 PM

Plot Plan Sketch



OWNER NAME AND MAILING ADDRESS		INSPECTION HISTORY						
1319-1325 TT LLC EAST DOUGLAS INVESTMENTS LLC 333 S BROADWAY AVE STE 105 WICHITA, KS 67202-4325		Date	Time	Code	Reason	Appraiser	Contact	Code
		05/14/2019	11:50 AM	1	BP	540	TENANT	2
		12/18/2018	2:30 PM	6	BP	540		
		09/08/2017	2:40 PM	11	RE	483		

PROPERTY SITUS ADDRESS

113 S LULU AVE
WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 2101 Downtown row : Sfx:
Activity: 2110 Goods-oriented shopping
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: CBD
Multi-Zoning: N Non-Conforming: N
Neighborhood: 878.1 878.1
Economic Adj. Factor:
Map / Routing: / 125210410400100B
School District: 0602 USD 259
Legacy ID: 00126046
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 1-3 LULU AVE.
HYDES ADD.

No Image Available

Image Date:

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1, Alley - 7

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

Parking Covered:
Parking Uncovered:

BUILDING PERMITS					
Number	Amount	Type	Issue Date	Status	% Comp

2024 APPRAISED VALUE				2023 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
C	12,700	9,290	21,990	C	12,700	8,490	21,190
Total				Total	12,700	8,490	21,190

MISCELLANEOUS IMPROVEMENT VALUES			NEW CONSTRUCTION		
Class	Value	Reason Code	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
Sqft	1-Primary Site - 1	7,231				5	125						63	10,000.00	1.40	1.40	1.40	1.76	12,700

Total Market Land Value 12,700

Other Improvement RCN:	30,950
Eco Adj:	100
Other Improvement Value:	9,290
AG LAND SUMMARY	
Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	0.00
Total Ag Use Value:	0
Total Ag Mkt Value:	0

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	1979			10		8		1.00	3	3					0	30,950	30	9,290

OTHER BUILDING IMPROVEMENT COMPONENTS								
No.	Code	Units	Pct	Size	Other	Rank	Year	
1	8350-Paving, Asphalt with Base	6,600						

OWNER NAME AND MAILING ADDRESS

1319-1325 TT LLC
EAST DOUGLAS INVESTMENTS LLC
333 S BROADWAY AVE STE 105

WICHITA, KS 67202-4325

PROPERTY SITUS ADDRESS

INSPECTION HISTORY						
Date	Time	Code	Reason	Appraiser	Contact	Code
05/14/2019	11:50 AM	1	BP	540	TENANT	2
12/18/2018	2:30 PM	6	BP	540		
09/08/2017	2:40 PM	11	RE	483		

LAND BASED CLASSIFICATION SYSTEM

Function: 2101 Downtown row : Sfx:
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

No Image Available

Image Date:

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1, Alley - 7

Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
Parking Type: On Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: Adjacent - 2

Parking Covered:
Parking Uncovered:

BUILDING PERMITS					
Number	Amount	Type	Issue Date	Status	% Comp

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: CBD
Multi-Zoning: N Non-Conforming: N
Neighborhood: 878.9 878.9
Economic Adj. Factor:
Map / Routing: / 125210410400100B
School District: 0602 USD 259
Legacy ID: 00125898
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

2024 APPRAISED VALUE				2023 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
C	19,600	0	19,600	C	19,600	0	19,600
Total				Total	19,600	0	19,600

TRACT DESCRIPTION

E 4 FT LOT 159-ALL LOT 161 DOUGLAS AVE.
HYDES ADD.

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
Sqft	1-Primary Site - 1	3,480				5	188						885	10,000.00	3.00	3.00	3.00	5.63	19,600

Total Market Land Value 19,600

DOUGLAS AVE



*Sedgwick County...
working for you*

A horizontal number line with tick marks at 0, 0.003, and 0.006. The unit "mi" is written above the line.

Commitment Cover Page

Order Number: **3072534**

Delivery Date: **04/29/2024**

Property Address: **1325 E. Douglas Ave; 113 S. Lulu Ave., Wichita, KS 67211**

For Closing Assistance

Deborah Beck
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
dbeck@security1st.com

Karina Wyatt
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
kw Wyatt@security1st.com

For Title Assistance

David Herd
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 293-1637
dherd@security1st.com

Ordering Customer

J.P. Weigand & Sons, Inc. - Market St.
Attention: Brenda Navarro
150 N. Market
Wichita, KS 67202
(316) 304-4240 (Cell)
(316) 262-6400 (Work)
(316) 262-0647 (Work Fax)
bnavarro@weigand.com
Delivered via: Electronic Mail

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Title Fee Invoice

Date: **04/29/2024** Buyer(s): **A Legal Entity, to be determined**
Order No.: **3072534** Seller(s): **1319-1325 TT, LLC, a Kansas limited liability company, as to an undivided 80% interest and East Douglas Investment, LLC, a Kansas limited liability company, as to an undivided 20% interest**
Issuing Office: **Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203**
Property Address: **1325 E. Douglas Ave; 113 S. Lulu Ave.,
Wichita, KS 67211**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$545.00
	Total \$545.00
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Sedgwick county recorded 11/28/2017 under reception no. 29734494 in the book of Document - Book.Page](#)

Plat Map(s):

[Sedgwick county recorded 05/13/1884 under reception no. H-2_8-4](#)
[Sedgwick county recorded 03/20/1885 under reception no. B-2_1-5](#)

Tax Information:

[00126163](#), [00125898](#), [00126046](#)

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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 EXTRACTIONAL 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
David Herd
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 293-1637 (Work)
(316) 267-8115 (Work Fax)
dherd@security1st.com



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:	David Herd 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 293-1637 (Work) (316) 267-8115 (Work Fax) dherd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-DH3072534-DB		
Property Address:	1325 E. Douglas Ave; 113 S. Lulu Ave. Wichita, KS 67211		

SCHEDULE A

1. Commitment Date:

04/11/2024 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:

1319-1325 TT, LLC, a Kansas limited liability company, as to an undivided 80% interest and East Douglas Investment, LLC, a Kansas limited liability company, as to an undivided 20% interest

5. The Land is described as follows:

Parcel 1:

Lots 183 and 185, on Douglas Avenue, Boyle's Addition to Wichita, Sedgwick County, Kansas.

Parcel 2:

The East 4 feet of Lot 159 and all of Lot 161, on Douglas Avenue, Hyde's Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 3:

Lots 1 and 3, on Lulu Avenue, Hyde's Addition to the City of Wichita, Sedgwick County, Kansas.

Security 1st Title, LLC

By:

A handwritten signature in black ink, appearing to be a stylized name, possibly "S. J. Smith", written over a horizontal line.

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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 the Mortgage dated November 28, 2017, recorded November 28, 2017, as Doc#/Flm-Pg: [29734495](#), made by 1319-1325 TT, LLC, a Kansas limited liability company, as to an undivided 80% interest and East Douglas Investment, LLC, a Kansas limited liability company, as to an undivided 20% interest, to KS StateBank, in the amount of \$94,400.00.**
7. **File a partial release of the Assignment of Rents dated November 28, 2017, recorded November 28, 2017, as Doc#/Flm-Pg: [29734496](#), made by 1319-1325 TT, LLC, a Kansas limited liability company, as to an undivided 80% interest and East Douglas Investment, LLC, a Kansas limited liability company, as to an undivided 20% interest, to KS StateBank.**
8. **File a partial release of the Mortgage dated November 10, 2021, recorded November 23, 2021, as Doc#/Flm-Pg: [30118001](#), made by 1319-1325 TT LLC, a Kansas limited liability company and East Douglas Investment, LLC, a Kansas limited liability company, to The Bennington State Bank, in the amount of \$407,000.00. (Parcel 1 only)**
9. **File a partial release of the Assignment of Rents dated November 10, 2021, recorded November 23, 2021, as Doc#/Flm-Pg: [30118002](#), made by 1319-1325 TT LLC, a Kansas limited liability company and East Douglas Investment, LLC, a Kansas limited liability company, to The Bennington State Bank. (Parcel 1 only)**
10. **1319-1325 TT, LLC is a limited liability company. We have copies of the below items. We must be furnished with any amendments thereto and reserve the right to make any additional requirements we deem necessary.**

1. Articles of Organization dated October 24, 2017

2. Operating Agreement dated October 24, 2017

Any instrument to be executed by 1319-1325 TT, LLC, must:

- 1. Be executed in the limited liability company's name, and**
- 2. Be signed by Talal Adnan Timsah, Manager.**

11. East Douglas Investment, 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 July 26, 2017
2. Operating Agreement dated November 03, 2017

Any instrument to be executed by East Douglas Investment, LLC, must:

1. Be executed in the limited liability company's name, and
2. Be signed by DWF Enterprises, LLC, Manager.
3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.

12. DWF Enterprises, 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 June 16, 2015
2. Operating Agreement dated June 16, 2015

Any instrument to be executed by DWF Enterprises, LLC, must:

1. Be executed in the limited liability company's name, and
2. Be signed by Douglas W. Farha, Manager.

13. 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.'

14. File a Warranty Deed from 1319-1325 TT LLC, a Kansas limited liability company and East Douglas Investment, LLC, a Kansas limited liability company to A Legal Entity, to be determined.

15. Recording Information for Kansas Counties:

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

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

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

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

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

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

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

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SCHEDULE B, PART II—Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$13,313.62.**

First Installment: \$6,656.81, PAID

Second Installment: \$6,656.81, DUE, but not delinquent until after May 10, 2024

Property I.D. # B-06641

PIN # 00126163 (Parcel 1)

8. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$571.52.**

First Installment: \$285.76, PAID

Second Installment: \$285.76, DUE, but not delinquent until after May 10, 2024

Property I.D. # B-06398

PIN # 00125898 (Parcel 2)

9. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$617.36.**

First Installment: \$308.68, PAID

Second Installment: \$308.68, DUE, but not delinquent until after May 10, 2024

Property I.D. # B-06531

PIN # 00126046 (Parcel 3)

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

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

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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:
 - 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

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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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Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy policy (“Policy”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted (“Sites”); (2) when you use our products and services (“Services”); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

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How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. [To learn more, please visit https://www.firstam.com/privacy-policy/](https://www.firstam.com/privacy-policy/).

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1ST Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> request insurance-related services provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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