Est. 1902 J.P. WEIGAND & SONS INC. REALTORS®

AUCTION

PROPERTY INFORMATION

WEIGAND ABSOLUTE AUCTION

LOT SIZE
1.77 ± Acres

ZONING:
LI

TRAFFIC COUNTS:
3,138 VPD

2023 TAXES
GEN: $7,173.33
SPE: $24.44

YEAR BUILT:
West Building - 1970
East Building - 1978

OVERHEAD DOORS:
West Building - 2
East Building - 7

STORAGE AREA:
Fully Fenced Hard Surface Storage Lot

Online Only Auction

BIDDING BEGINS CLOSING
THURSDAY NOV. 7 2024 @ 2:00 PM

Flex Space in South Central Wichita

West Building:

- 2,880 SF - 80’ x 36’
- Retail & office space with shop area in back of building
- Overhead doors on front of building and in rear shop area

East Building

- 5,392 SF
- 7 Overhead doors with access from E. Mount Vernon

KAA AUCTIONEER

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

NAA Auctioneer

PROPERTY INFORMATION

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

Auction Terms and Conditions

1402 E. Mount Vernon St. Wichita, KS 67211

AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until 3 minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYERS PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of the auction.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. Any personal property currently on the premises is excluded from the sale. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations.

BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit https://www.weigandauctions.com/terms for a detailed explanation of Terms and Conditions.

Parcel ID: 087-128-33-0-13-09-004.00-E Quick Ref: R109010 Tax Year: 2024 Run Date: 10/1/2024 9:17:58 AM

OWNER NAME AND MAILING ADDRESS

RENTAL EXCHANGE SYSTEM INC

PO BOX 13040

WICHITA, KS 67213-0040

PROPERTY SITUS ADDRESS

1402 E MOUNT VERNON RD
WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function:	3630	Warehouse-reta Sfx: 2
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: LI
Multi-Zoning: N Non-Conforming: N
Neighborhood: 880.1 880.1
Economic Adj. Factor:
Map / Routing: C / 128330130900400E
School District: 0602 USD 259
Legacy ID: 00128804
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 32-34-36-38 LEVY ST.
WALTER MORRIS & SON'S 5TH. ADD.

Image Date: 09/15/2020

PROPERTY FACTORS

Topography:	Level - 1
Utilities:	All Public - 1
Access:	Paved Road - 1
Fronting:	Secondary Street - 3
Location:	Neighborhood or Spot - 6
Parking Type:	Off Street - 1
Parking Quantity:	Adequate - 2
Parking Proximity:	On Site - 3
Parking Covered:	
Parking Uncovered:	

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/05/2019	9:10 AM	1	RE	483	EMPLOYEE	6
07/24/2017	4:25 PM	11	RE	483		
08/01/2013	4:30 PM	1	RE	495	BUD REDBURN	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	9,600	58,520	68,120
Total	9,600	58,520	68,120

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	9,600	58,520	68,120
Total	9,600	58,520	68,120

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	12,823											3	20,000.00	0.75	0.75	0.75	0.75	9,600

Total Market Land Value 9,600

GENERAL BUILDING INFORMATION

Situs: 1402 E MOUNT VERNON RD WICHITA, KS 67211
LBCS Structure Code: 2730-Warehouse structure
Bldg No. & Name: 1 7-RENTAL EXCHANGE
Identical Units: 1 No. of Units:
Total Bldg Area: 2,880 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:								
BR Type:								
Baths:								

CALCULATED VALUES

Cost Land:	9,600
Cost Building:	87,590
Cost Total:	97,190
Ag Use Land:	0
Ag Buildings:	0
Misc. Buildings:	0
Manufactured Homes:	0
Income Value:	0
Market Value:	
MRA Value:	
New Construction:	0
Indexed Value:	0

IMPROVEMENT COST SUMMARY

Building RCN:			201,930
Mkt Adj:	100	Eco Adj:	
Building Value:			60,580
Other Improvement RCN:			90,840
Other Improvement Value:			27,010

FINAL VALUES

Value Method:	OVR
Land Value:	9,600
Building Value:	58,520
Final Value:	68,120
Prior Value:	

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	406-Storage Warehouse	C	2.00	1970		01 / 01		2,880	232	10	2	2				045			0	201,930	30	60,580

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	133-Prefabricated Storage Shec	S	2.00	1	1980			48	28	8	8 X 6	1.00	3	3					0	1,140	9	100
2	163-Site Improvements	C	2.00	1	1975			10		8		1.00	3	3					0	29,580	30	8,870
3	163-Site Improvements	C	2.00	1	1975			10		8		1.00	3	3					0	60,120	30	18,040

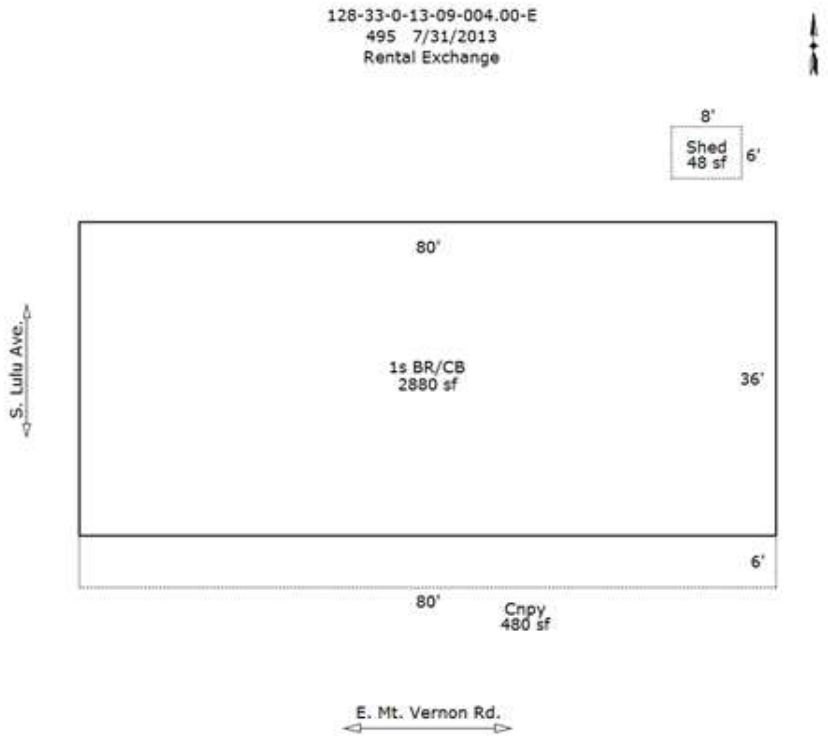
COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	805-Brick with Block Back-up		50				
1	812-Concrete Block		50				
1	606-Space Heater		100				
1	8065-Canopy, Retail Wood Frame	480					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
2	6604001-Chain Link Fence, Galvanize	1,500			6		
3	8355-Paving, Concrete with Base	8,700					

Plot Plan Sketch



Sketch by Apex Sketch

Parcel ID: 087-128-33-0-13-09-004.00-G Quick Ref: R109012 Tax Year: 2024 Run Date: 10/2/2024 9:54:46 AM

OWNER NAME AND MAILING ADDRESS

RENTAL EXCHANGE SYSTEM INC

BOX 13040

WICHITA, KS 67213-0040

PROPERTY SITUS ADDRESS

1420 E MOUNT VERNON
WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function:	3630	Warehouse-reta Sfx: 2
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: LI
Multi-Zoning: N Non-Conforming: N
Neighborhood: 880.1 880.1
Economic Adj. Factor:
Map / Routing: C- / 128330130900400E
School District: 0602 USD 259
Legacy ID: 00128806
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 48-50 LEVY ST.
WALTER MORRIS & SON'S 5TH. ADD.

Image Date: 09/15/2020

PROPERTY FACTORS

Topography:	Level - 1
Utilities:	All Public - 1
Access:	Paved Road - 1, Railroad - 8
Fronting:	Residential Street - 4
Location:	Neighborhood or Spot - 6
Parking Type:	Off Street - 1
Parking Quantity:	Adequate - 2
Parking Proximity:	On Site - 3
Parking Covered:	
Parking Uncovered:	

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/05/2019	9:10 AM	1	RE	483	EMPLOYEE	6
07/24/2017	4:25 PM	11	RE	483		
08/01/2013	4:30 PM	1	RE	495	BUD REDBURN	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	7,400	91,800	99,200
Total	7,400	91,800	99,200

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	7,400	91,800	99,200
Total	7,400	91,800	99,200

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	$/Unit	Value Est
Sqft	1-Primary Site - 1	9,893											3	20,000.00	0.75	0.75	0.75	0.75	7,400

Total Market Land Value 7,400

GENERAL BUILDING INFORMATION

Situs: 1420 E MOUNT VERNON WICHITA, KS 67211
LBCS Structure Code: 2731-Warehouse, prefab
Bldg No. & Name: 1 7-RENTAL EXCHANGE
Identical Units: 1 No. of Units:
Total Bldg Area: 5,392 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:								
BR Type:								
Baths:								

CALCULATED VALUES

Cost Land:	7,400
Cost Building:	123,070
Cost Total:	130,470
Ag Use Land:	0
Ag Buildings:	0
Misc. Buildings:	0
Manufactured Homes:	0
Income Value:	0
Market Value:	
MRA Value:	
New Construction:	0
Indexed Value:	0

IMPROVEMENT COST SUMMARY

Building RCN:			189,850
Mkt Adj:	100	Eco Adj:	
Building Value:			115,810
Other Improvement RCN:			24,190
Other Improvement Value:			7,260

FINAL VALUES

Value Method:	OVR
Land Value:	7,400
Building Value:	91,800
Final Value:	99,200
Prior Value:	

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	406-Storage Warehouse	S	0.70	1978		01 / 01		5,392	370	12	3	3				084			0	189,850	61	115,810

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	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	1975			10		8		1.00	3	3					0	24,190	30	7,260

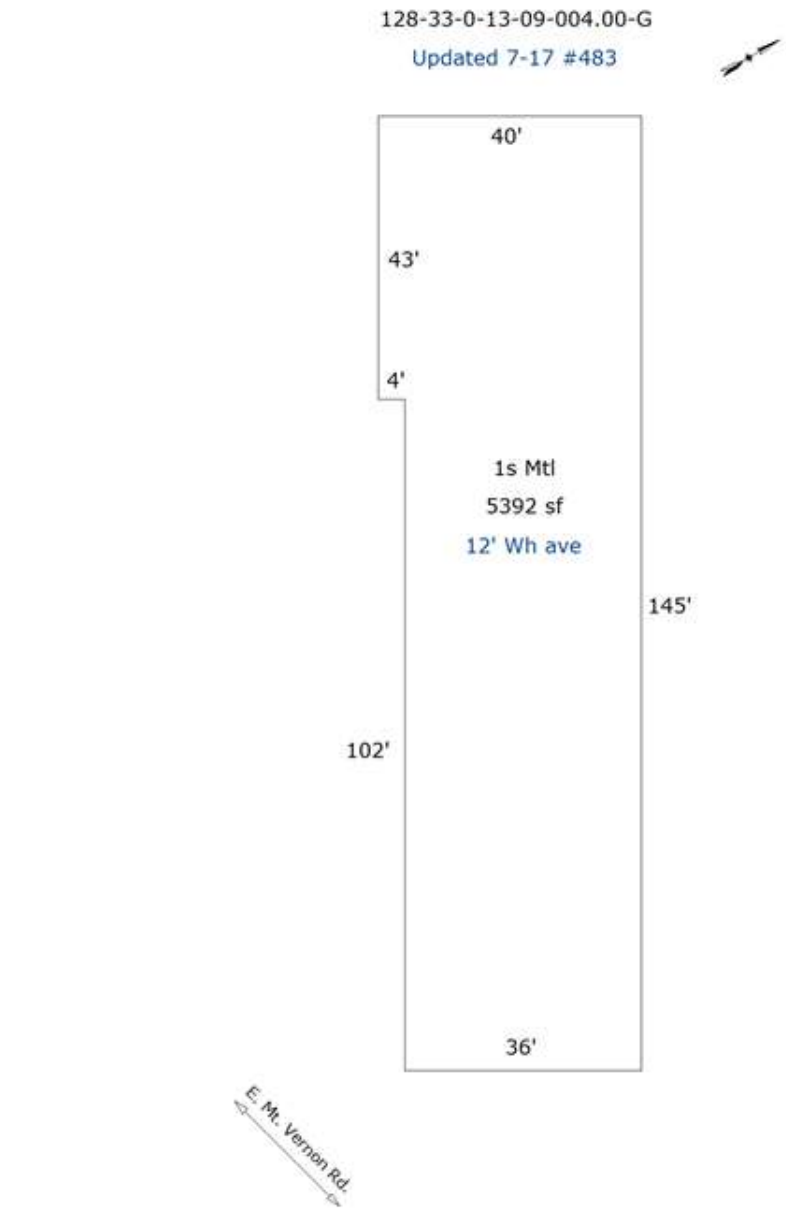
COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	916-Single -Metal on Steel Frame		100				
1	606-Space Heater		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	3,500					

Plot Plan Sketch



Property Taxes and Appraisals

LOTS 16-18 LULU AVE. WALTER MORRIS & SON'S 5TH. ADD.

Property Description

Legal Description	LOTS 16-18 LULU AVE. WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	BOX 13040 WICHITA KS 67213-0040
Geo Code	B 08803001B
PIN	00128800
AIN	128330130900400A
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	8,636
2024 Total Acres	.20
2024 Appraisal	$6,500
2024 Assessment	$1,625

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$6,500	$0	$6,500	
2023	Commercial / Industrial	$6,500	$0	$6,500	
2022	Commercial / Industrial	$6,500	$0	$6,500	
2021	Commercial / Industrial	$6,500	$0	$6,500	

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Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	$6,500	$0	$6,500	
2019	Commercial / Industrial	$6,500	$0	$6,500	
2018	Commercial / Industrial	$6,500	$0	$6,500	
2017	Commercial / Industrial	$6,500	$0	$6,500	
2016	Commercial / Industrial	$6,500	$0	$6,500	
2015	Commercial / Industrial	$6,500	$0	$6,500	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$1,625	$0	$1,625	
2023	Commercial / Industrial	$1,625	$0	$1,625	
2022	Commercial / Industrial	$1,625	$0	$1,625	
2021	Commercial / Industrial	$1,625	$0	$1,625	
2020	Commercial / Industrial	$1,625	$0	$1,625	
2019	Commercial / Industrial	$1,625	$0	$1,625	
2018	Commercial / Industrial	$1,625	$0	$1,625	
2017	Commercial / Industrial	$1,625	$0	$1,625	
2016	Commercial / Industrial	$1,625	$0	$1,625	
2015	Commercial / Industrial	$1,625	$0	$1,625	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	$187.19	$0.00	$4.32	$16.00	$207.51	$93.60	$113.91
2022	115.114000	$187.05	$0.00	$0.00	$0.00	$187.05	$187.05	$0.00
2021	116.142000	$188.73	$0.00	$0.00	$0.00	$188.73	$188.73	$0.00

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2020	116.599000	$189.48	$0.00	$3.71	$0.00	$193.19	$193.19	$0.00
2019	116.788000	$189.78	$0.00	$4.35	$0.00	$194.13	$194.13	$0.00
2018	117.213000	$190.50	$0.00	$0.00	$0.00	$190.50	$190.50	$0.00
2017	117.294000	$190.61	$0.00	$0.00	$0.00	$190.61	$190.61	$0.00
2016	117.201000	$190.45	$4.58	$0.00	$0.00	$195.03	$195.03	$0.00
2015	119.845000	$194.74	$4.58	$0.00	$0.00	$199.32	$199.32	$0.00
2014	117.365011	$190.71	$5.94	$0.00	$0.00	$196.65	$196.65	$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

LOTS 20-22 LULU AVE. WALTER MORRIS & SON'S 5TH. ADD.

Property Description

Legal Description	LOTS 20-22 LULU AVE. WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	BOX 13040 WICHITA KS 67213-0040
Geo Code	B 0880301BA
PIN	00128802
AIN	128330130900400B
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	9,689
2024 Total Acres	.22
2024 Appraisal	$7,300
2024 Assessment	$1,825

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$7,300	$0	$7,300	
2023	Commercial / Industrial	$7,300	$0	$7,300	
2022	Commercial / Industrial	$7,300	$0	$7,300	
2021	Commercial / Industrial	$7,300	$0	$7,300	

Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	$7,300	$0	$7,300	
2019	Commercial / Industrial	$7,300	$0	$7,300	
2018	Commercial / Industrial	$7,300	$0	$7,300	
2017	Commercial / Industrial	$7,300	$0	$7,300	
2016	Commercial / Industrial	$7,300	$0	$7,300	
2015	Commercial / Industrial	$7,300	$0	$7,300	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$1,825	$0	$1,825	
2023	Commercial / Industrial	$1,825	$0	$1,825	
2022	Commercial / Industrial	$1,825	$0	$1,825	
2021	Commercial / Industrial	$1,825	$0	$1,825	
2020	Commercial / Industrial	$1,825	$0	$1,825	
2019	Commercial / Industrial	$1,825	$0	$1,825	
2018	Commercial / Industrial	$1,825	$0	$1,825	
2017	Commercial / Industrial	$1,825	$0	$1,825	
2016	Commercial / Industrial	$1,825	$0	$1,825	
2015	Commercial / Industrial	$1,825	$0	$1,825	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	$210.22	$0.00	$4.85	$16.00	$231.07	$105.11	$125.96
2022	115.114000	$210.10	$0.00	$0.00	$0.00	$210.10	$210.10	$0.00
2021	116.142000	$211.95	$0.00	$0.00	$0.00	$211.95	$211.95	$0.00

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2020	116.599000	$212.79	$0.00	$4.17	$0.00	$216.96	$216.96	$0.00
2019	116.788000	$213.15	$0.00	$4.88	$0.00	$218.03	$218.03	$0.00
2018	117.213000	$213.93	$0.00	$0.00	$0.00	$213.93	$213.93	$0.00
2017	117.294000	$214.05	$0.00	$0.89	$0.00	$214.94	$214.94	$0.00
2016	117.201000	$213.90	$4.58	$0.00	$0.00	$218.48	$218.48	$0.00
2015	119.845000	$218.75	$4.58	$0.00	$0.00	$223.33	$223.33	$0.00
2014	117.365011	$214.17	$5.94	$0.00	$0.00	$220.11	$220.11	$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

LOTS 24-26 LULU AVE WALTER MORRIS & SON'S 5TH. ADD.

Property Description

Legal Description	LOTS 24-26 LULU AVE WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	BOX 13040 WICHITA KS 67213-0040
Geo Code	B 0880301B1
PIN	00128803
AIN	128330130900400C
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	10,804
2024 Total Acres	.25
2024 Appraisal	$8,100
2024 Assessment	$2,025

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$8,100	$0	$8,100	
2023	Commercial / Industrial	$8,100	$0	$8,100	
2022	Commercial / Industrial	$8,100	$0	$8,100	
2021	Commercial / Industrial	$8,100	$0	$8,100	

Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	$8,100	$0	$8,100	
2019	Commercial / Industrial	$8,100	$0	$8,100	
2018	Commercial / Industrial	$8,100	$0	$8,100	
2017	Commercial / Industrial	$8,100	$0	$8,100	
2016	Commercial / Industrial	$8,100	$0	$8,100	
2015	Commercial / Industrial	$8,100	$0	$8,100	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$2,025	$0	$2,025	
2023	Commercial / Industrial	$2,025	$0	$2,025	
2022	Commercial / Industrial	$2,025	$0	$2,025	
2021	Commercial / Industrial	$2,025	$0	$2,025	
2020	Commercial / Industrial	$2,025	$0	$2,025	
2019	Commercial / Industrial	$2,025	$0	$2,025	
2018	Commercial / Industrial	$2,025	$0	$2,025	
2017	Commercial / Industrial	$2,025	$0	$2,025	
2016	Commercial / Industrial	$2,025	$0	$2,025	
2015	Commercial / Industrial	$2,025	$0	$2,025	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	$233.26	$0.00	$5.38	$16.00	$254.64	$116.63	$138.01
2022	115.114000	$233.13	$0.00	$0.00	$0.00	$233.13	$233.13	$0.00
2021	116.142000	$235.20	$0.00	$0.00	$0.00	$235.20	$235.20	$0.00

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2020	116.599000	$236.14	$0.00	$4.62	$0.00	$240.76	$240.76	$0.00
2019	116.788000	$236.49	$0.00	$5.42	$0.00	$241.91	$241.91	$0.00
2018	117.213000	$237.34	$0.00	$0.00	$0.00	$237.34	$237.34	$0.00
2017	117.294000	$237.52	$0.00	$0.00	$0.00	$237.52	$237.52	$0.00
2016	117.201000	$237.32	$4.58	$0.00	$0.00	$241.90	$241.90	$0.00
2015	119.845000	$242.67	$4.58	$0.00	$0.00	$247.25	$247.25	$0.00
2014	117.365011	$237.68	$5.94	$0.00	$0.00	$243.62	$243.62	$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

LOTS 28-30 LULU AVE. WALTER MORRIS & SON'S 5TH. ADD.

Property Description

Legal Description	LOTS 28-30 LULU AVE. WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	PO BOX 13040 WICHITA KS 67213-0040
Geo Code	B 08803001C
PIN	00128801
AIN	128330130900400D
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	12,462
2024 Total Acres	.29
2024 Appraisal	$27,990
2024 Assessment	$6,998

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$9,300	$18,690	$27,990	+6%
2023	Commercial / Industrial	$9,300	$17,090	$26,390	+11%
2022	Commercial / Industrial	$9,300	$14,540	$23,840	0%
2021	Commercial / Industrial	$9,300	$14,600	$23,900	

Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	$9,300	$14,600	$23,900	0%
2019	Commercial / Industrial	$9,300	$14,640	$23,940	+4%
2018	Commercial / Industrial	$9,300	$13,750	$23,050	
2017	Commercial / Industrial	$9,300	$13,750	$23,050	0%
2016	Commercial / Industrial	$9,300	$13,780	$23,080	+1%
2015	Commercial / Industrial	$9,300	$13,650	$22,950	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$2,325	$4,673	$6,998	+6%
2023	Commercial / Industrial	$2,325	$4,273	$6,598	+11%
2022	Commercial / Industrial	$2,325	$3,635	$5,960	0%
2021	Commercial / Industrial	$2,325	$3,650	$5,975	
2020	Commercial / Industrial	$2,325	$3,650	$5,975	0%
2019	Commercial / Industrial	$2,325	$3,660	$5,985	+4%
2018	Commercial / Industrial	$2,325	$3,438	$5,763	
2017	Commercial / Industrial	$2,325	$3,438	$5,763	0%
2016	Commercial / Industrial	$2,325	$3,445	$5,770	+1%
2015	Commercial / Industrial	$2,325	$3,413	$5,738	

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

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Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	$760.01	$7.11	$53.14	$16.00	$836.26	$0.00	$836.26
2022	115.114000	$686.08	$7.11	$0.00	$0.00	$693.19	$693.19	$0.00
2021	116.142000	$693.96	$6.81	$0.00	$0.00	$700.77	$700.77	$0.00
2020	116.599000	$696.67	$6.71	$13.77	$0.00	$717.15	$717.15	$0.00
2019	116.788000	$699.01	$6.71	$16.17	$0.00	$721.89	$721.89	$0.00
2018	117.213000	$675.48	$5.58	$0.00	$0.00	$681.06	$681.06	$0.00
2017	117.294000	$675.96	$5.58	$0.00	$0.00	$681.54	$681.54	$0.00
2016	117.201000	$676.27	$4.58	$0.00	$0.00	$680.85	$680.85	$0.00
2015	119.845000	$687.68	$4.58	$0.00	$0.00	$692.26	$692.26	$0.00
2014	117.365011	$666.98	$5.94	$0.00	$0.00	$672.92	$672.92	$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

1402 E MOUNT VERNON RD WICHITA

Property Description

Legal Description	LOTS 32-34-36-38 LEVY ST. WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	PO BOX 13040 WICHITA KS 67213-0040
Geo Code	B 08804
PIN	00128804
AIN	128330130900400E
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	12,823
2024 Total Acres	.29
2024 Appraisal	$68,120
2024 Assessment	$17,030

Commercial Buildings

Building	Units	Built	Sq. Ft.
7-RENTAL EXCHANGE (Storage Warehouse)		1970	2,880

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	$9,600	$58,520	$68,120	
2023	Commercial / Industrial	$9,600	$58,520	$68,120	
2022	Commercial / Industrial	$9,600	$58,520	$68,120	-3%
2021	Commercial / Industrial	$9,600	$60,900	$70,500	
2020	Commercial / Industrial	$9,600	$60,900	$70,500	0%
2019	Commercial / Industrial	$9,600	$61,170	$70,770	+5%
2018	Commercial / Industrial	$9,600	$58,000	$67,600	0%
2017	Commercial / Industrial	$9,600	$58,180	$67,780	+7%
2016	Commercial / Industrial	$9,600	$53,900	$63,500	+81%
2015	Commercial / Industrial	$9,600	$25,400	$35,000	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$2,400	$14,630	$17,030	
2023	Commercial / Industrial	$2,400	$14,630	$17,030	
2022	Commercial / Industrial	$2,400	$14,630	$17,030	-3%
2021	Commercial / Industrial	$2,400	$15,225	$17,625	
2020	Commercial / Industrial	$2,400	$15,225	$17,625	0%
2019	Commercial / Industrial	$2,400	$15,293	$17,693	+5%
2018	Commercial / Industrial	$2,400	$14,500	$16,900	0%
2017	Commercial / Industrial	$2,400	$14,545	$16,945	+7%
2016	Commercial / Industrial	$2,400	$13,475	$15,875	+81%
2015	Commercial / Industrial	$2,400	$6,350	$8,750	

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	$1,961.61	$7.11	$136.38	$16.00	$2,121.10	$0.00	$2,121.10
2022	115.114000	$1,960.40	$7.11	$0.00	$0.00	$1,967.51	$1,967.51	$0.00
2021	116.142000	$2,047.02	$6.81	$0.00	$0.00	$2,053.83	$2,053.83	$0.00
2020	116.599000	$2,055.06	$6.71	$40.38	$0.00	$2,102.15	$2,102.15	$0.00
2019	116.788000	$2,066.33	$6.71	$47.51	$0.00	$2,120.55	$2,120.55	$0.00
2018	117.213000	$1,980.91	$5.58	$0.00	$0.00	$1,986.49	$1,986.49	$0.00
2017	117.294000	$1,987.55	$5.58	$0.00	$0.00	$1,993.13	$1,993.13	$0.00
2016	117.201000	$1,860.57	$4.58	$0.00	$0.00	$1,865.15	$1,865.15	$0.00
2015	119.845000	$1,048.66	$4.58	$0.00	$0.00	$1,053.24	$1,053.24	$0.00
2014	117.365011	$1,026.93	$5.94	$0.00	$0.00	$1,032.87	$1,032.87	$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
	Total: 115.185000

Tax Authority	Tax Rate
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

LOTS 40-42-44-46 LEVY ST. WALTER MORRIS & SON'S 5TH. ADD.

Property Description

Legal Description	LOTS 40-42-44-46 LEVY ST. WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	PO BOX 13040 WICHITA KS 67213-0040
Geo Code	B 088040001
PIN	00128805
AIN	128330130900400F
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	12,844
2024 Total Acres	.29
2024 Appraisal	$35,720
2024 Assessment	$8,930

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

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$9,600	$26,120	$35,720	+7%
2023	Commercial / Industrial	$9,600	$23,890	$33,490	+12%
2022	Commercial / Industrial	$9,600	$20,340	$29,940	-1%
2021	Commercial / Industrial	$9,600	$20,500	$30,100	

Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	$9,600	$20,500	$30,100	0%
2019	Commercial / Industrial	$9,600	$20,640	$30,240	+4%
2018	Commercial / Industrial	$9,600	$19,390	$28,990	
2017	Commercial / Industrial	$9,600	$19,390	$28,990	0%
2016	Commercial / Industrial	$9,600	$19,430	$29,030	+1%
2015	Commercial / Industrial	$9,600	$19,240	$28,840	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$2,400	$6,530	$8,930	+7%
2023	Commercial / Industrial	$2,400	$5,973	$8,373	+12%
2022	Commercial / Industrial	$2,400	$5,085	$7,485	-1%
2021	Commercial / Industrial	$2,400	$5,125	$7,525	
2020	Commercial / Industrial	$2,400	$5,125	$7,525	0%
2019	Commercial / Industrial	$2,400	$5,160	$7,560	+4%
2018	Commercial / Industrial	$2,400	$4,848	$7,248	
2017	Commercial / Industrial	$2,400	$4,848	$7,248	0%
2016	Commercial / Industrial	$2,400	$4,858	$7,258	+1%
2015	Commercial / Industrial	$2,400	$4,810	$7,210	

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	$964.45	$7.11	$22.43	$16.00	$1,009.99	$485.78	$524.21
2022	115.114000	$861.63	$7.11	$0.00	$0.00	$868.74	$868.74	$0.00
2021	116.142000	$873.96	$6.81	$0.00	$0.00	$880.77	$880.77	$0.00
2020	116.599000	$877.40	$6.71	$17.31	$0.00	$901.42	$901.42	$0.00
2019	116.788000	$882.91	$6.71	$20.39	$0.00	$910.01	$910.01	$0.00
2018	117.213000	$849.56	$5.58	$0.00	$0.00	$855.14	$855.14	$0.00
2017	117.294000	$850.12	$5.58	$0.00	$0.00	$855.70	$855.70	$0.00
2016	117.201000	$850.67	$4.58	$0.00	$0.00	$855.25	$855.25	$0.00
2015	119.845000	$864.08	$4.58	$0.00	$0.00	$868.66	$868.66	$0.00
2014	117.365011	$837.38	$5.94	$0.00	$0.00	$843.32	$843.32	$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

LOTS 48-50 LEVY ST. WALTER MORRIS & SON'S 5TH. ADD.

Property Description

Legal Description	LOTS 48-50 LEVY ST. WALTER MORRIS & SON'S 5TH. ADD.
Owner	RENTAL EXCHANGE SYSTEM INC
Mailing Address	BOX 13040 WICHITA KS 67213-0040
Geo Code	B 08804001A
PIN	00128806
AIN	128330130900400G
Tax Unit	6702 001 WICHITA U-259
Land Use	3630 Warehouse-retail combination
Market Land Square Feet	9,893
2024 Total Acres	.23
2024 Appraisal	$99,200
2024 Assessment	$24,800

Commercial Buildings

Building	Units	Built	Sq. Ft.
7-RENTAL EXCHANGE (Storage Warehouse)		1978	5,392

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	$7,400	$91,800	$99,200	
2023	Commercial / Industrial	$7,400	$91,800	$99,200	
2022	Commercial / Industrial	$7,400	$91,800	$99,200	+9%
2021	Commercial / Industrial	$7,400	$84,000	$91,400	
2020	Commercial / Industrial	$7,400	$84,000	$91,400	+2%
2019	Commercial / Industrial	$7,400	$81,920	$89,320	+11%
2018	Commercial / Industrial	$7,400	$73,030	$80,430	+1%
2017	Commercial / Industrial	$7,400	$72,140	$79,540	+7%
2016	Commercial / Industrial	$7,400	$67,020	$74,420	-9%
2015	Commercial / Industrial	$7,400	$74,330	$81,730	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	$1,850	$22,950	$24,800	
2023	Commercial / Industrial	$1,850	$22,950	$24,800	
2022	Commercial / Industrial	$1,850	$22,950	$24,800	+9%
2021	Commercial / Industrial	$1,850	$21,000	$22,850	
2020	Commercial / Industrial	$1,850	$21,000	$22,850	+2%
2019	Commercial / Industrial	$1,850	$20,480	$22,330	+11%
2018	Commercial / Industrial	$1,850	$18,258	$20,108	+1%
2017	Commercial / Industrial	$1,850	$18,035	$19,885	+7%
2016	Commercial / Industrial	$1,850	$16,755	$18,605	-9%
2015	Commercial / Industrial	$1,850	$18,583	$20,433	

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	$2,856.59	$7.11	$198.38	$16.00	$3,078.08	$0.00	$3,078.08
2022	115.114000	$2,854.81	$7.11	$0.00	$0.00	$2,861.92	$2,861.92	$0.00
2021	116.142000	$2,653.85	$6.81	$0.00	$0.00	$2,660.66	$2,660.66	$0.00
2020	116.599000	$2,664.30	$6.71	$52.31	$0.00	$2,723.32	$2,723.32	$0.00
2019	116.788000	$2,607.88	$6.71	$0.00	$0.00	$2,614.59	$2,614.59	$0.00
2018	117.213000	$2,356.92	$5.58	$0.00	$0.00	$2,362.50	$2,362.50	$0.00
2017	117.294000	$2,332.38	$5.58	$0.00	$0.00	$2,337.96	$2,337.96	$0.00
2016	117.201000	$2,180.52	$4.58	$0.00	$0.00	$2,185.10	$2,185.10	$0.00
2015	119.845000	$2,448.79	$4.58	$0.00	$0.00	$2,453.37	$2,453.37	$0.00
2014	117.365011	$2,398.13	$5.94	$0.00	$0.00	$2,404.07	$2,404.07	$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
	Total: 115.185000

Tax Authority	Tax Rate
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
	Total: 115.185000

Security 1st Title

Commitment Cover Page

Order Number: **3087847**

Delivery Date: **08/14/2024**

Property Address: **1402 E. Mt. Vernon Rd., Wichita, KS 67211**

For Closing Assistance

Gina Dixon
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
gdixon@security1st.com

Andrea Stewart
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
astewart@security1st.com

For Title Assistance

Joey Landes
727 N Waco Ave, Ste 300

Wichita, KS 67203
Office: (316) 779-1942
jlandes@security1st.com

Seller/Owner

Rental Exchange System, Inc., a Kansas corporation
Delivered via: Electronic Mail

Ordering Customer

J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

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

Security 1st Title

Title Fee Invoice

Date:	**08/14/2024**	Buyer(s):	**A Legal Entity, To Be Determined**
Order No.:	**3087847**	Seller(s):	**Rental Exchange System, Inc., a Kansas corporation**
Issuing Office:	**Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203**	Property Address:	**1402 E. Mt. Vernon Rd., 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 05/29/1974 in the book of Document - Book.Page at book 103 page 181

Plat Map(s):

Sedgwick county under reception no. M-2_4-9

Tax Information:

multiple tax pins

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

Joey Landes
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1942 (Work)
(316) 267-8115 (Work Fax)
jlandes@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:	**Joey Landes 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1942 (Work) (316) 267-8115 (Work Fax) jlandes@security1st.com**
ALTA Universal ID:	**1010831**		
Loan ID Number:			
Commitment No.:	**C-JL3087847-GD-2**		
Property Address:	**1402 E. Mt. Vernon Rd. Wichita, KS 67211**		

SCHEDULE A

1. **Commitment Date:**

   07/29/2024 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:**

   Rental Exchange System, Inc., a Kansas corporation

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

   Lots 16, 18, 20, 22, 24, 26, 28, and 30, on Lulu Avenue; and Lots 32, 34, 36, 38, 40, 42, 44, 46, 48, and 50, on Levy, now Mount Vernon Avenue, in Walter Morris & Son's Fifth Addition to Wichita, Kansas, Sedgwick County, Kansas.

Security 1st Title, LLC

By:

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **File a release of Mortgage dated May 21, 2021, recorded June 09, 2021, as Doc#/Flm-Pg: 30067332, made by Rental Exchange System, Inc., to Emprise Bank, in the amount of $180,000.00.**
6. **File a release of the Assignment of Leases/Rents dated May 21, 2021, recorded June 09, 2021, as Doc#/Flm-Pg: 30067333, made by Rental Exchange System, Inc., to Emprise Bank.**
7. **(THIS ITEM WAS INTENTIONALLY DELETED)**
8. **If the proposed transaction represents a sale or lease of substantially all of the assets of Rental Exchange System, Inc., a Kansas corporation furnish a certified copy of evidence of the approval thereof by the affirmative vote of the holders of at least a majority of the outstanding stock of the corporation entitled to vote thereon.**
   NOTE: For a sale or lease of less than all of the assets, we would require a Board of Directors Resolution authorizing such action
9. **Provide this company with a properly completed and executed Owner's Affidavit.**
10. **File a Warranty Deed from Rental Exchange System, Inc., a Kansas corporation to A Legal Entity, To Be Determined.**

    NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment.
    If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may be taken.

11. **Recording Information for Kansas Counties:**

Deed: $21.00 (first page) + $17.00 (each additional page)
Mortgage: $21.00 (first page) + $17.00 (each additional page)
Mortgage Release: $20.00 (first page) + $4.00 (each additional page)
Mortgage Assignment: $20.00 (first page) + $4.00 (each additional page)

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

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

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

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 $187.19.**

   First Installment: $93.60, Paid
   Second Installment: $93.59, plus applicable fees and interest, delinquent
   Property I.D. # B-08803-001B
   PIN # 00128800 (Lots 16-18)

8. **General taxes and special assessments for the fiscal year 2023 in the original amount of $210.22.**

   First Installment: $105.11, Paid
   Second Installment: $105.11, plus applicable fees and interest, delinquent
   Property I.D. # B-08803-01BA
   PIN # 00128802 (Lots 20-22)

9. **General taxes and special assessments for the fiscal year 2023 in the original amount of $233.26.**

   First Installment: $116.63, Paid
   Second Installment: $116.63, plus applicable fees and interest, delinquent
   Property I.D. # B-08803-01B1
   PIN # 00128803 (Lots 24-26)

10. **General taxes and special assessments for the year 2023 in the amount of $767.12, plus applicable fees and interest, delinquent.**

    Property I.D. # B-08803-001C

    PIN # 00128801 (Lots 28-30)

11. **General taxes and special assessments for the year 2023 in the amount of $1,968.72, plus applicable fees and interest, delinquent.**

    Property ID # B-08804

    PIN # 00128804 (Lots 32-34-36-38)

12. **General taxes and special assessments for the fiscal year 2023 in the original amount of $971.56.**

    First Installment: $485.78, Paid
    Second Installment: $485.78, plus applicable fees and interest, delinquent
    Property I.D. # B-08804-0001
    PIN # 00128805 (Lots 40-42-44-46)

13. **General taxes and special assessments for the year 2023 in the amount of $2,863.70, plus applicable fees and interest, delinquent.**

    Property ID # B-08804-001A

    PIN # 00128806 (Lots 48-50)

14. **Right of Way granted to Kansas Gas and Electric Company over a portion of subject property as established in Misc. Book 225, Page 75; and in Misc. Book 450, Page 484.**
15. **Rights or claims of parties in possession not shown by the public records.**
16. **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.**

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:
        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.

First American Title™

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.

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/**.

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

Security 1st Title

PRIVACY POLICY

WHAT DOES SECURITY 1 ST 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 1 ST 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?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us 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.
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

Geographic Information Services
Sedgwick County... working for you

Date: 10/7/2024

Aerial

Sedgwick County, Kansas

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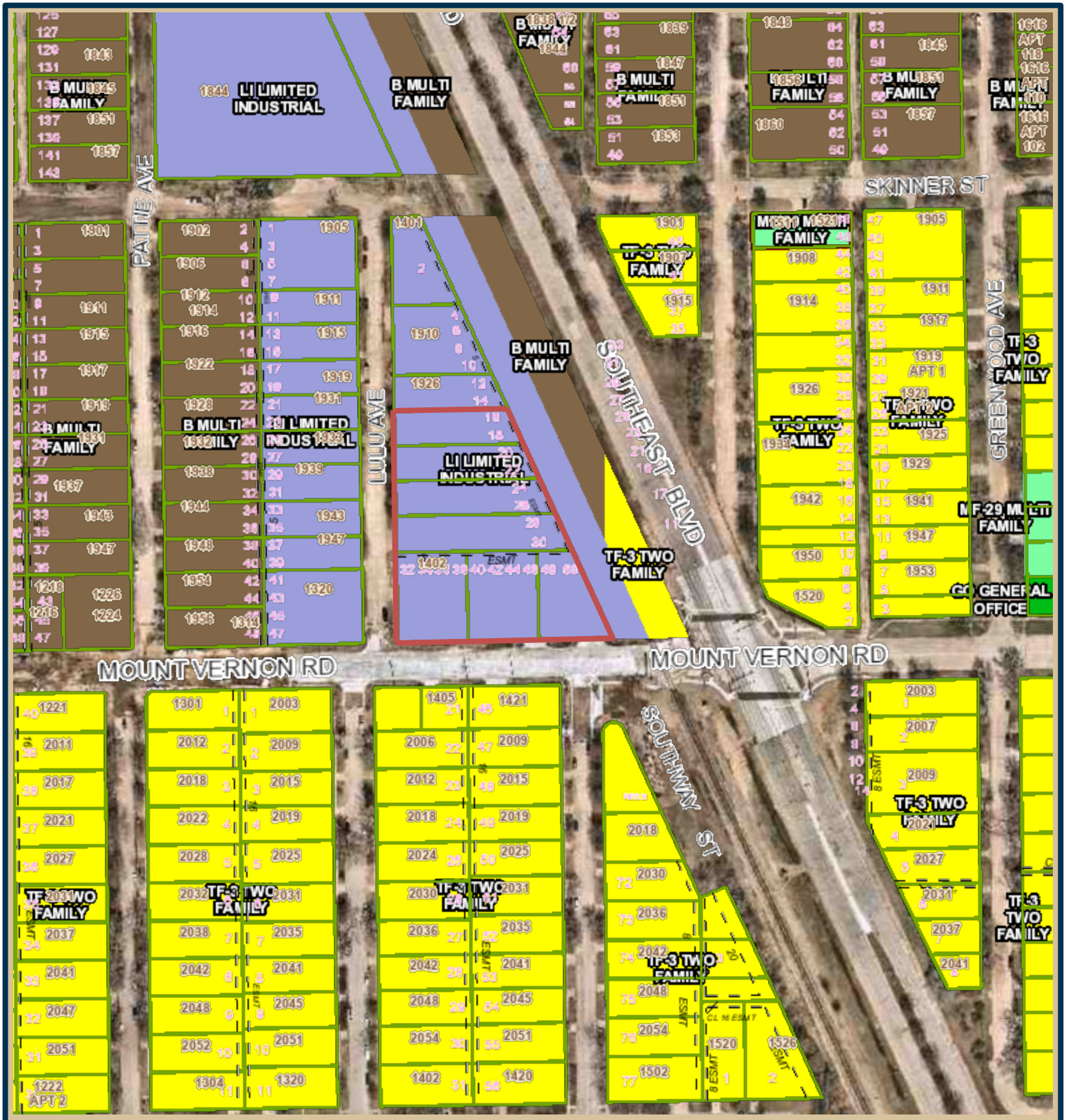

Geographic Information Services
Sedgwick County... working for you

Date: 10/7/2024

Zoning

Sedgwick County, Kansas

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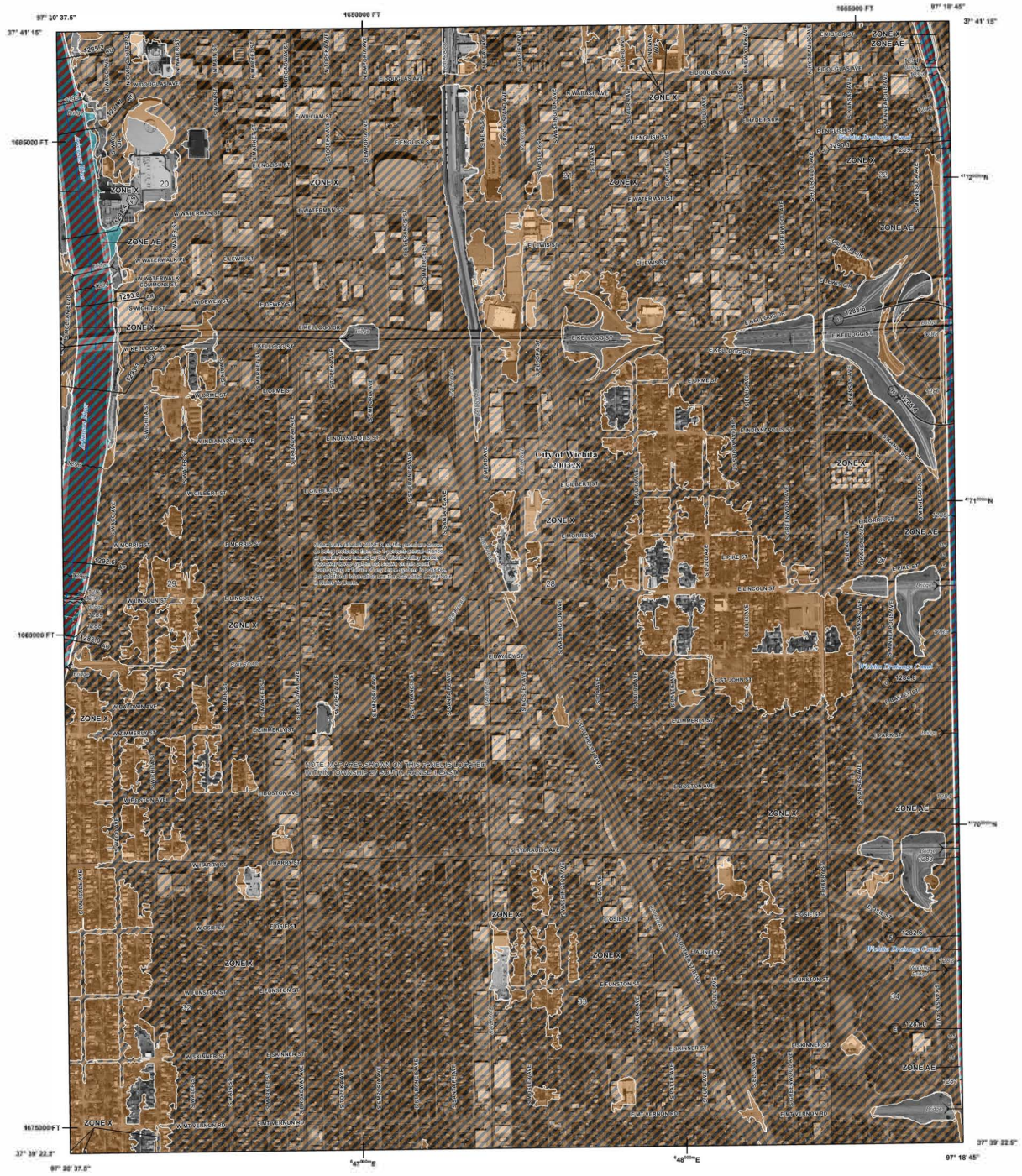


FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS	NO SCREEN Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Control Structure
	Accredited or Provisionally Accredited Levee, Dike, or Floodwall
	Non-accredited Levee, Dike, or Floodwall
	18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letter of Map Change, a Flood Insurance Study report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by Sedgwick County, Division of Information & Operations GIS. This information was derived from digital orthophotography at 6-inch resolution for Sedgwick County from photography dated 2014.

ACCREDITED LEVEE NOTES TO USERS. Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1%-annual-chance level) and Emergency Action Plan, of the levee system(s) shown as giving protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested persons should visit the FEMA website at http://www.fema.gov/business/nfip/index.shtm.

SCALE

N

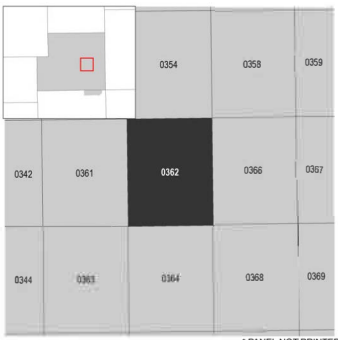
Map Projection: NAD 1983 StatePlane Kansas South FIPS 1502 Feet, Western Hemisphere. Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

SEDGWICK COUNTY, KANSAS and Incorporated Areas

PANEL 362 OF 690

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
WICHITA, CITY OF	200328	0362	G

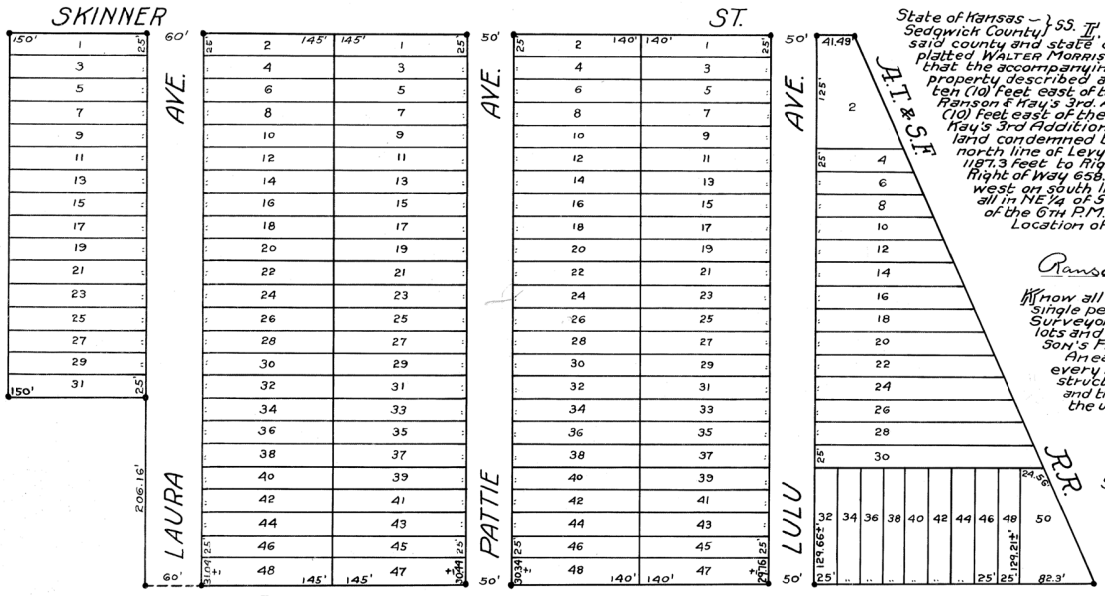
VERSION NUMBER 2.2.2.0

MAP NUMBER 20173C0362G

MAP REVISED DECEMBER 22, 2016

WALTER MORRIS & SON'S FIFTH ADDITION

TO WICHITA, KANSAS



State of Kansas — } SS. I, Ransom H. Brown, County Surveyor in and for said county and state do hereby certify that I have surveyed and platted WALTER MORRIS & SON'S FIFTH ADDITION TO WICHITA, KANSAS, and that the accompanying plat is a true and correct exhibit of the property described as follows:— Beginning at a point ten (10) feet east of the NE corner of Lot No. 146 Ida Avenue, Hanson & Kay's 3rd. Addition; thence south 400 feet to a point ten (10) feet east of the NE corner of Lot 178 Ida Avenue, Hanson & Kay's 3rd Addition; thence east 150 feet along north line of land condemned by Board of Education; south 206.16 ft. to north line of Levy Street; east along north line of Levy Street 1187.3 feet to right of Way of A.T.&S.F. R.R. northwest along right of way 658.60 ft. to south line of Skinner Street; thence west on south line of Skinner Street to place of beginning, all in NE¼ of Section 33, Township 27, South of Range 1 East of the 6TH P.M. in Sedgwick County, Kansas.
Location of irons indicated thus—•

Ransom H. Brown. — COUNTY SURVEYOR

Know all men by these presents: that Walter Morris, a single person, has caused the land described in the Surveyor's Certificate to be surveyed and platted into lots and avenues to be known as "WALTER MORRIS & SON'S FIFTH ADDITION TO WICHITA, KANSAS." An easement on the rear Five Feet of each and every lot is hereby granted to the public for the construction and maintainence of all public utilities, and the avenues are hereby dedicated to and for the use of the public.

Walter Morris

State of Kansas — } SS. Be it remembered Sedgwick County } that on this 2 day of December, 1925, before me a Notary Public in and for said county and state came Walter Morris, a single person, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same to be his voluntary act and deed. Witness my hand and seal.

My commission expires August 24, 1927

Thelma Smith — NOTARY PUBLIC

This plat of WALTER MORRIS & SON'S FIFTH ADDITION TO WICHITA, KANSAS, has been submitted to and considered by THE CITY PLANNING COMMISSION OF THE CITY OF WICHITA, KANSAS, and is hereby transmitted to THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, with the recommendation that such plat be approved as proposed. Dated this 8th day of Jan, 1926.

THE CITY PLANNING COMMISSION OF THE CITY OF WICHITA, KANSAS

Attest: P.S. Brockway — SECRETARY H.S. Mueller — PRESIDENT

Approved by THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, this 18th day of January, 1926.

C.C. Ellis — CITY CLERK

EASEMENT M450 P194

Approved by PLAT BOARD this ___ day of ___, 192_

Fred Horn — COUNTY CLERK

Fred L. Bell — CO. TREASURER

Ransom H. Brown — CO SURVEYOR

State of Kansas — } SS. This is to certify Sedgwick County } that this instrument was filed for record in the office of the Register of Deeds on the 30 day of Jan, 1926, at 4 o'clock P.M. and is duly recorded.

Joseph L. Bowman — REG. OF DEEDS

Approved this 9th day of Jan, 1926

P.S. Brockway — CITY ENGINEER

Entered on TRANSFER RECORD this 30 day of Jan, 1926.

Fred Horn — COUNTY CLERK

M2-4-9

Utility Easmt - F. 829 - P. 1249

Inches

Inches

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6575/-97.3212

1402 E Mount Vernon St Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,370	103,454	221,975
2029 Projected Population	14,233	104,174	223,791
2020 Census Population	13,963	98,429	213,295
2010 Census Population	14,316	100,472	216,789
Projected Annual Growth 2024 to 2029	-0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
Households			
2024 Estimated Households	5,913	43,676	91,937
2029 Projected Households	5,910	44,664	93,867
2020 Census Households	5,713	40,500	86,807
2010 Census Households	5,760	40,795	87,058
Projected Annual Growth 2024 to 2029	-	0.5%	0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.5%	0.4%
Age			
2024 Est. Population Under 10 Years	13.7%	13.3%	13.4%
2024 Est. Population 10 to 19 Years	14.8%	13.5%	14.1%
2024 Est. Population 20 to 29 Years	15.2%	16.7%	16.5%
2024 Est. Population 30 to 44 Years	21.8%	21.9%	21.0%
2024 Est. Population 45 to 59 Years	17.2%	16.7%	16.0%
2024 Est. Population 60 to 74 Years	13.7%	13.2%	13.9%
2024 Est. Population 75 Years or Over	3.7%	4.7%	5.0%
2024 Est. Median Age	33.6	33.4	33.5
Marital Status & Gender			
2024 Est. Male Population	51.1%	52.2%	51.3%
2024 Est. Female Population	48.9%	47.8%	48.7%
2024 Est. Never Married	35.0%	40.1%	40.0%
2024 Est. Now Married	32.7%	32.8%	35.1%
2024 Est. Separated or Divorced	24.5%	21.6%	19.6%
2024 Est. Widowed	7.8%	5.5%	5.2%
Income			
2024 Est. HH Income $200,000 or More	1.2%	2.4%	3.2%
2024 Est. HH Income $150,000 to $199,999	1.3%	2.3%	3.5%
2024 Est. HH Income $100,000 to $149,999	8.0%	9.1%	10.5%
2024 Est. HH Income $75,000 to $99,999	10.7%	11.9%	13.2%
2024 Est. HH Income $50,000 to $74,999	19.0%	18.9%	19.1%
2024 Est. HH Income $35,000 to $49,999	16.5%	15.3%	14.5%
2024 Est. HH Income $25,000 to $34,999	13.3%	12.6%	12.1%
2024 Est. HH Income $15,000 to $24,999	10.5%	11.7%	10.5%
2024 Est. HH Income Under $15,000	19.3%	15.7%	13.5%
2024 Est. Average Household Income	$51,868	$62,358	$70,413
2024 Est. Median Household Income	$43,272	$48,072	$53,019
2024 Est. Per Capita Income	$21,450	$26,610	$29,469
2024 Est. Total Businesses	294	4,157	7,665
2024 Est. Total Employees	2,163	45,410	86,684

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6575/-97.3212

1402 E Mount Vernon St Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	56.4%	60.8%	60.4%
2024 Est. Black	11.6%	12.5%	14.2%
2024 Est. Asian or Pacific Islander	4.0%	4.5%	4.5%
2024 Est. American Indian or Alaska Native	1.6%	1.5%	1.3%
2024 Est. Other Races	26.4%	20.7%	19.5%
Hispanic			
2024 Est. Hispanic Population	4,233	24,238	49,212
2024 Est. Hispanic Population	29.5%	23.4%	22.2%
2029 Proj. Hispanic Population	28.5%	23.3%	22.2%
2020 Hispanic Population	31.3%	25.3%	23.4%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	9,204	67,547	142,935
2024 Est. Elementary (Grade Level 0 to 8)	7.9%	7.1%	6.3%
2024 Est. Some High School (Grade Level 9 to 11)	10.2%	9.5%	8.7%
2024 Est. High School Graduate	37.0%	32.3%	30.3%
2024 Est. Some College	22.7%	24.0%	23.7%
2024 Est. Associate Degree Only	8.6%	7.3%	8.0%
2024 Est. Bachelor Degree Only	9.7%	12.3%	14.4%
2024 Est. Graduate Degree	3.9%	7.7%	8.6%
Housing			
2024 Est. Total Housing Units	6,464	47,714	100,189
2024 Est. Owner-Occupied	41.4%	39.8%	44.4%
2024 Est. Renter-Occupied	50.1%	51.8%	47.4%
2024 Est. Vacant Housing	8.5%	8.5%	8.2%
Homes Built by Year			
2024 Homes Built 2010 or later	5.4%	6.9%	6.6%
2024 Homes Built 2000 to 2009	5.7%	5.2%	6.3%
2024 Homes Built 1990 to 1999	4.8%	4.8%	5.7%
2024 Homes Built 1980 to 1989	8.8%	8.3%	9.2%
2024 Homes Built 1970 to 1979	10.3%	11.8%	13.0%
2024 Homes Built 1960 to 1969	7.5%	8.5%	8.6%
2024 Homes Built 1950 to 1959	18.7%	19.8%	19.5%
2024 Homes Built Before 1949	30.4%	26.1%	22.9%
Home Values			
2024 Home Value $1,000,000 or More	0.5%	0.7%	0.8%
2024 Home Value $500,000 to $999,999	3.7%	4.2%	4.3%
2024 Home Value $400,000 to $499,999	2.3%	2.7%	3.0%
2024 Home Value $300,000 to $399,999	5.3%	5.6%	6.8%
2024 Home Value $200,000 to $299,999	14.0%	14.3%	15.9%
2024 Home Value $150,000 to $199,999	7.1%	11.1%	14.2%
2024 Home Value $100,000 to $149,999	16.2%	20.4%	20.1%
2024 Home Value $50,000 to $99,999	42.5%	30.1%	24.6%
2024 Home Value $25,000 to $49,999	4.6%	5.2%	4.7%
2024 Home Value Under $25,000	3.8%	5.6%	5.7%
2024 Median Home Value	$104,026	$121,038	$137,340
2024 Median Rent	$634	$689	$701

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6575/-97.3212

1402 E Mount Vernon St Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	11,170	81,433	173,901
2024 Est. Civilian Employed	57.2%	58.0%	58.9%
2024 Est. Civilian Unemployed	2.4%	2.4%	2.5%
2024 Est. in Armed Forces	0.4%	0.7%	0.9%
2024 Est. not in Labor Force	40.1%	38.9%	37.7%
2024 Labor Force Males	50.7%	52.4%	51.3%
2024 Labor Force Females	49.3%	47.6%	48.7%
Occupation			
2024 Occupation: Population Age 16 Years or Over	6,382	47,272	102,607
2024 Mgmt, Business, & Financial Operations	8.7%	11.3%	12.1%
2024 Professional, Related	16.6%	18.6%	19.4%
2024 Service	17.4%	17.0%	16.8%
2024 Sales, Office	21.8%	20.3%	20.5%
2024 Farming, Fishing, Forestry	-	0.5%	0.7%
2024 Construction, Extraction, Maintenance	11.4%	10.8%	9.9%
2024 Production, Transport, Material Moving	24.0%	21.4%	20.7%
2024 White Collar Workers	47.1%	50.2%	51.9%
2024 Blue Collar Workers	52.9%	49.8%	48.1%
Transportation to Work			
2024 Drive to Work Alone	80.4%	77.6%	77.6%
2024 Drive to Work in Carpool	11.8%	11.3%	10.9%
2024 Travel to Work by Public Transportation	0.2%	0.7%	1.0%
2024 Drive to Work on Motorcycle	0.5%	0.3%	0.2%
2024 Walk or Bicycle to Work	2.4%	2.4%	2.3%
2024 Other Means	0.8%	1.9%	1.7%
2024 Work at Home	4.0%	5.8%	6.4%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	37.6%	39.6%	39.2%
2024 Travel to Work in 15 to 29 Minutes	49.8%	47.8%	48.0%
2024 Travel to Work in 30 to 59 Minutes	10.3%	9.5%	9.9%
2024 Travel to Work in 60 Minutes or More	2.3%	3.1%	2.9%
2024 Average Travel Time to Work	15.9	15.8	16.0
Consumer Expenditure			
2024 Est. Total Household Expenditure	$254.87 M	$2.11 B	$4.94 B
2024 Est. Apparel	$8.77 M	$73.08 M	$171.9 M
2024 Est. Contributions, Gifts	$13.52 M	$115.1 M	$273.64 M
2024 Est. Education, Reading	$7.23 M	$62.15 M	$149.17 M
2024 Est. Entertainment	$13.77 M	$115.35 M	$272.95 M
2024 Est. Food, Beverages, Tobacco	$40.12 M	$329.9 M	$767.44 M
2024 Est. Furnishings, Equipment	$8.58 M	$71.85 M	$169.88 M
2024 Est. Health Care, Insurance	$23.79 M	$195.79 M	$456.75 M
2024 Est. Household Operations, Shelter, Utilities	$84.84 M	$699.9 M	$1.63 B
2024 Est. Miscellaneous Expenses	$4.77 M	$39.74 M	$93.24 M
2024 Est. Personal Care	$3.41 M	$28.3 M	$66.26 M
2024 Est. Transportation	$46.09 M	$381.41 M	$895.12 M

Evan Smith

Farha Roofing, LLC

10/7/2024 | 94 Photos

Rental Exchange

Section 1

Good afternoon, Kevin and Taylor

Thanks for the opportunity to assist on the roof assessment located at 1402 Mt Vernon, Wichita, Ks.

There are three different roof systems on the property here; BUR (built up roof), standard r panel (24 gauge), and 18 gauge metal panel roof.

The BUR over the main office space is in poor condition. It needs to be either replaced or overlayed. The field is showing age with alligatoring; cracked out seams, and an overall dried out system. In addition, there are several spots where the decking may be compromised as pictures will show. Water is ponding in several spots back towards the gutter and there is quite a bit of residue, this would need to be addressed, partial re deck at a minimum. A larger portion has been repaired with a modified cap sheet, as well. All of the penetrations will need to be touched up and or replaced, as well. Most of the metal edge around the edge of the roof where the membrane is terminated has detached and is rusted out.

The standard r panel roof has some rust evident, fasteners missing and or backing out that need to be re worked. I was not able to look inside for insulation, but would recommend a repair here to panels, fasteners, and seams and or flute fill the roof. A coating would not be sufficient due to the current condition of the metal, and rust on the panels.

The lower metal roof section is a thinner gauge of metal and like the upper, has already been coated. The coating is failing, there are holes in the skylights, missing screws, rusted panels and so forth. This one may be further away from a repair than the other. At this point, I think a flute fill is necessary in order to get this water tight.

1

Metal edge pulling away from the roof.

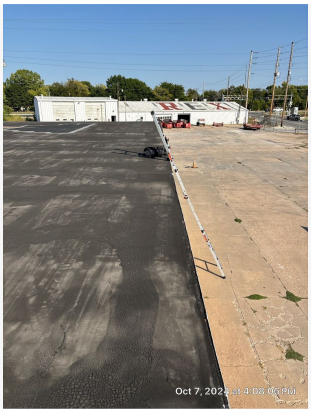
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

2

Metal edge pulling away from the roof.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

3



Overview - roof is scrimmed out, and loosing the overall MIL or thickness of the asphalt roof.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

4

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

5

Overview - you can see the difference in color where the asphalt has begun to fade.

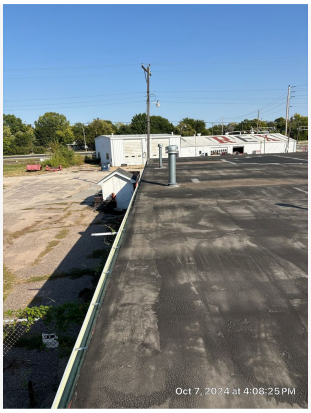
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

6

Rusted out metal edge on gutter edge.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

7



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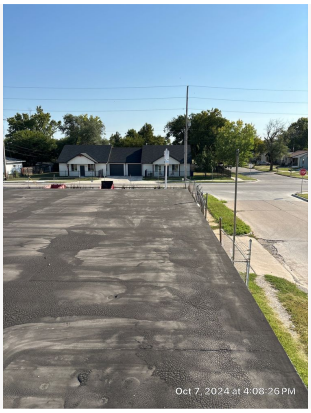
8



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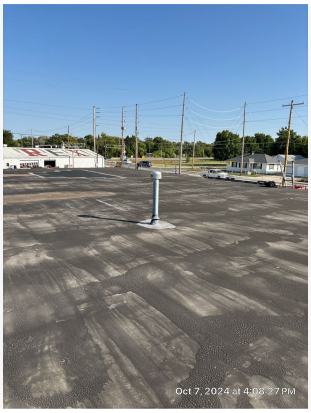
9



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Date: 10/7/2024, 4:08pm
Creator: Evan Smith

10

Metal edge rusted, field membrane alligatoring.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

11

Penetration needs re worked.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

12

Soft metal hail damage.

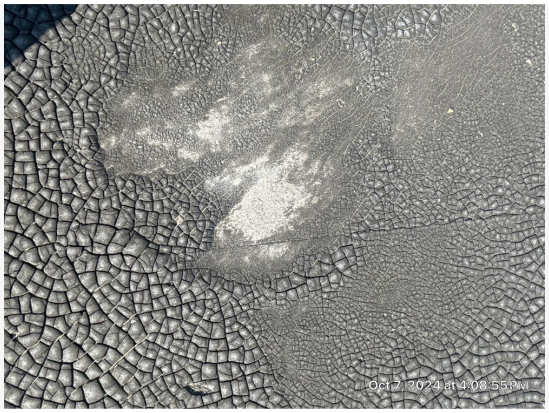
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

13

Low spots, compromised decking.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

14



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Date: 10/7/2024, 4:08pm
Creator: Evan Smith

15

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:08pm
Creator: Evan Smith

16

Large patch work completed.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

17

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

18

Soft metal hail damage.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

19

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

20

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

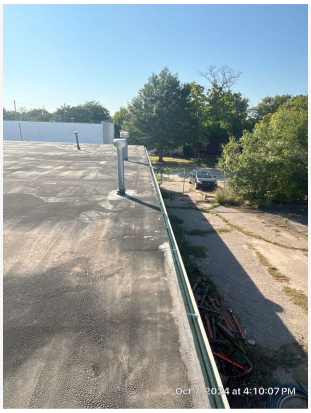
21

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

22

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:09pm
Creator: Evan Smith

23



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:10pm
Creator: Evan Smith

24

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:10pm
Creator: Evan Smith

25

Overview of entire office roof system.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:10pm
Creator: Evan Smith

26

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:10pm
Creator: Evan Smith

27

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:10pm
Creator: Evan Smith

28

Soft spot, roof system and decking compromised.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:10pm
Creator: Evan Smith

29

Penetration needing deleted.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:11pm
Creator: Evan Smith

30

Core cut: 1/2" BUR (built up roof).

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:12pm
Creator: Evan Smith

31

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:12pm
Creator: Evan Smith

32

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:12pm
Creator: Evan Smith

33

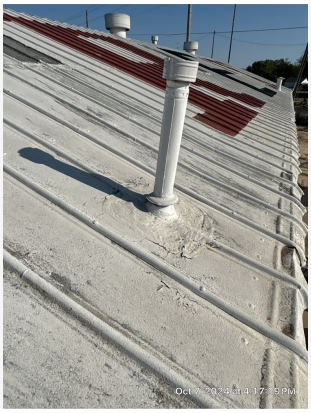
18 gauge metal.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:17pm
Creator: Evan Smith

34

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:17pm
Creator: Evan Smith

35



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:17pm
Creator: Evan Smith

36

Rust and cracked coating.

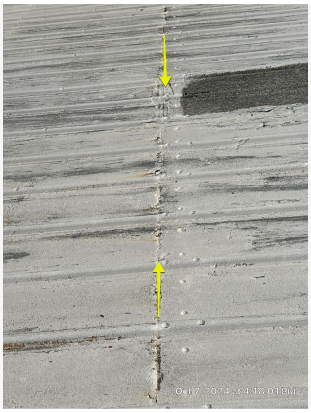
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:17pm
Creator: Evan Smith

37

Pin hole in metal panel.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:17pm
Creator: Evan Smith

38



Metal panel overlap showing rust and water residue.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:18pm
Creator: Evan Smith

39

Failing coating and rust showing.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:18pm
Creator: Evan Smith

40

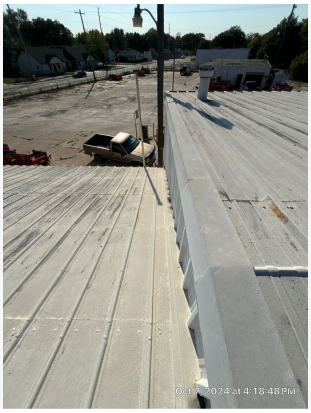
Pin hole in skylight and metal panels showing rust.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:18pm
Creator: Evan Smith

41

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:18pm
Creator: Evan Smith

42



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:18pm
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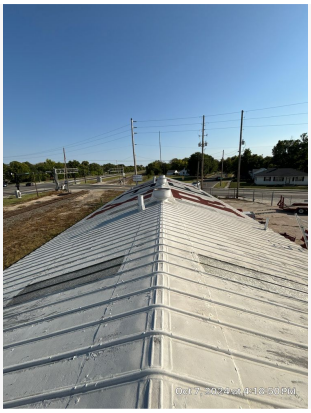
43



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Date: 10/7/2024, 4:18pm
Creator: Evan Smith

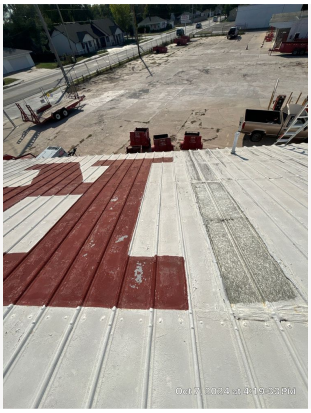
44

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:18pm
Creator: Evan Smith

45

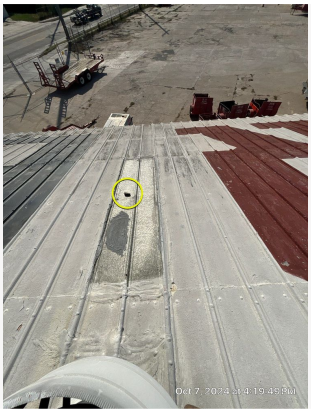
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:19pm
Creator: Evan Smith

46



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:19pm
Creator: Evan Smith

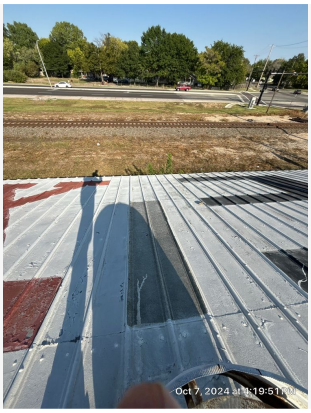
47



Hole in skylight.

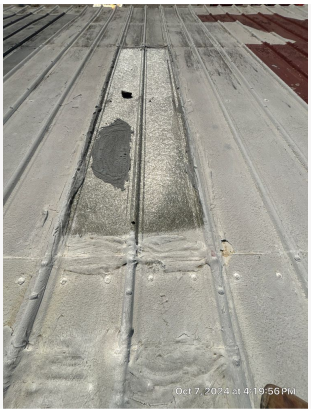
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:19pm
Creator: Evan Smith

48



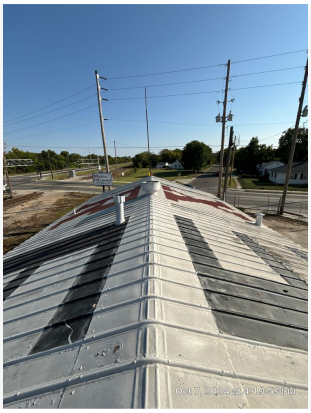
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:19pm
Creator: Evan Smith

49



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:19pm
Creator: Evan Smith

50



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:19pm
Creator: Evan Smith

51

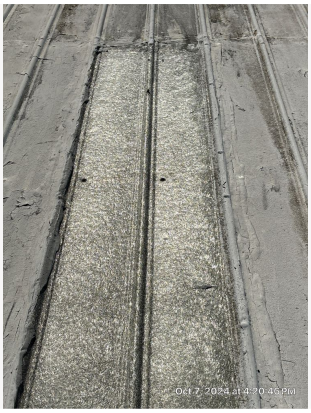
Hole in metal panel and rust.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:20pm
Creator: Evan Smith

52

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:20pm
Creator: Evan Smith

53



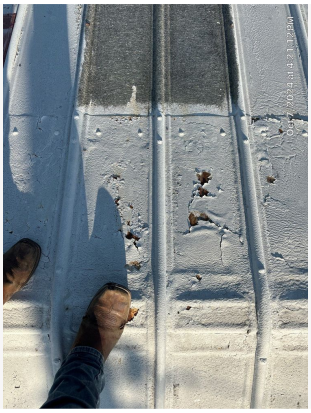
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:20pm
Creator: Evan Smith

54

Rust showing in metal panels.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:21pm
Creator: Evan Smith

55



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:21pm
Creator: Evan Smith

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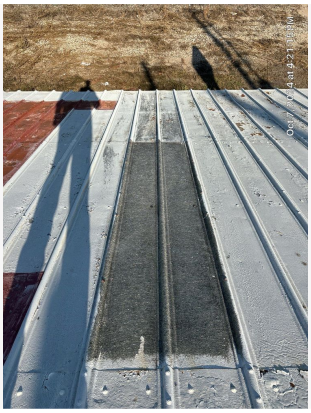

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Creator: Evan Smith

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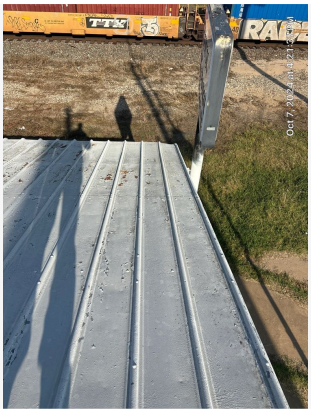

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Creator: Evan Smith

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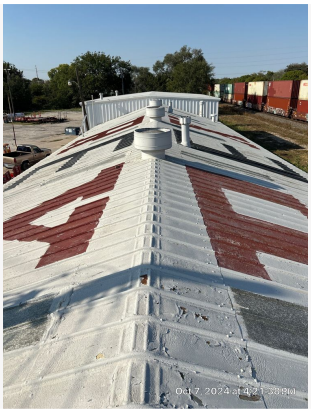

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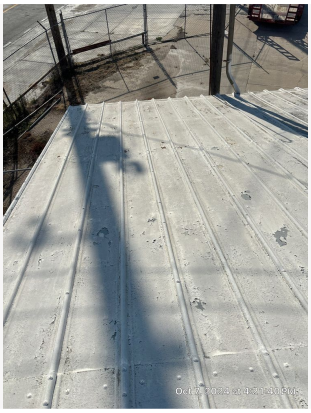
Creator: Evan Smith

59



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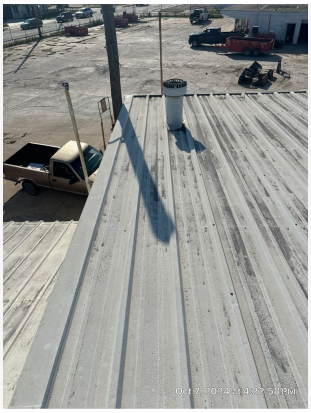
Date: 10/7/2024, 4:21pm
Creator: Evan Smith

60

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:21pm
Creator: Evan Smith

61



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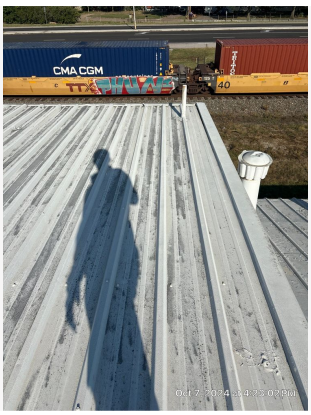
Creator: Evan Smith

63



Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:23pm
Creator: Evan Smith

64

Missing screw hole on upper roof.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:23pm
Creator: Evan Smith

65

Rust showing.

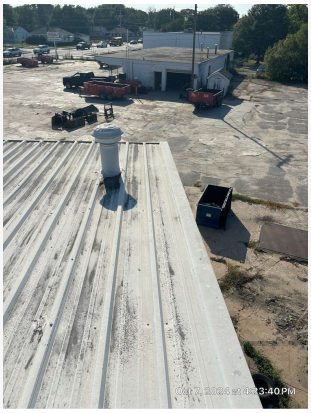
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:23pm
Creator: Evan Smith

66

Metal panels showing gaps in overlap and silicone over fasteners.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:23pm
Creator: Evan Smith

67



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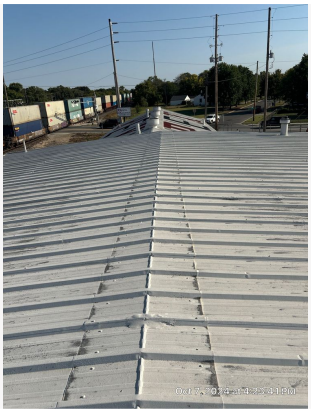

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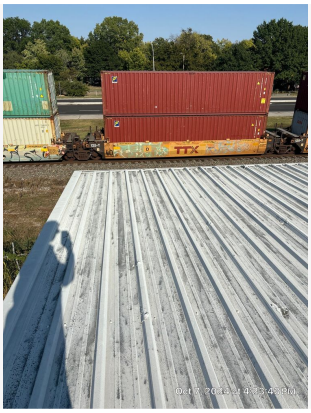

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Date: 10/7/2024, 4:23pm
Creator: Evan Smith

70

Metal rib kink.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:23pm
Creator: Evan Smith

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Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:23pm
Creator: Evan Smith

72

Soft metal damage.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:24pm
Creator: Evan Smith

73

Metal rib damage.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:24pm
Creator: Evan Smith

74

Rusted out screw. Active leak.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:24pm
Creator: Evan Smith

75

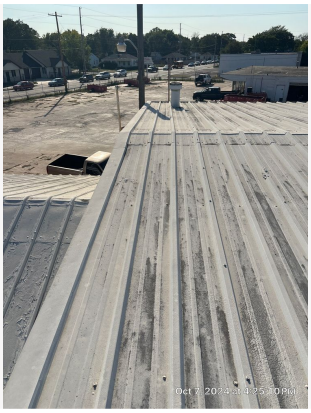
Missing screw.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:24pm
Creator: Evan Smith

76

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:24pm
Creator: Evan Smith

77



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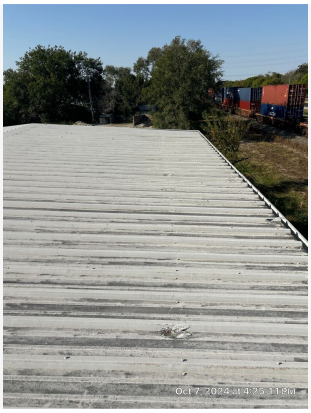
78



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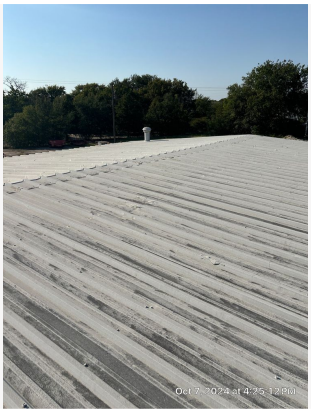

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Creator: Evan Smith

80

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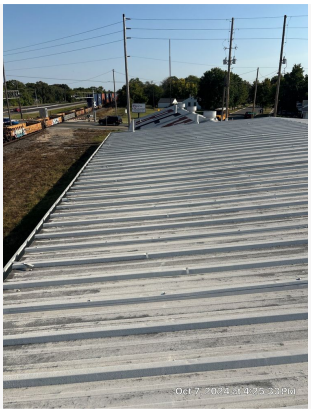
Creator: Evan Smith

81



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Creator: Evan Smith

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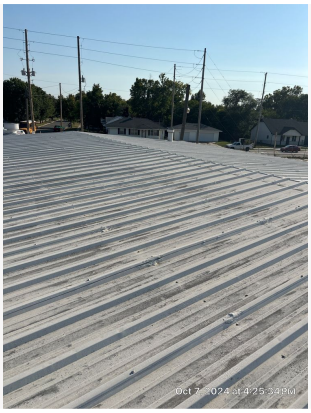

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Creator: Evan Smith

83

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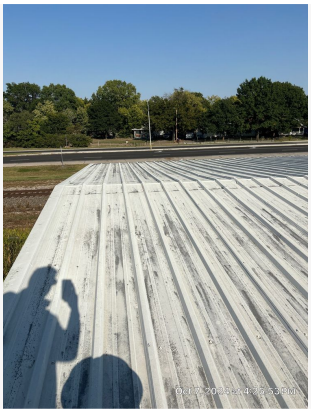
Creator: Evan Smith

84



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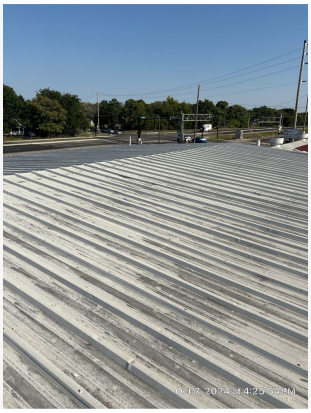

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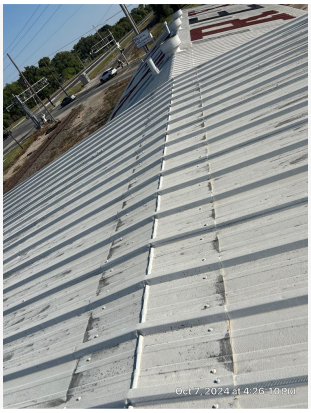
87



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Date: 10/7/2024, 4:26pm
Creator: Evan Smith

88

Rust showing on metal rib.

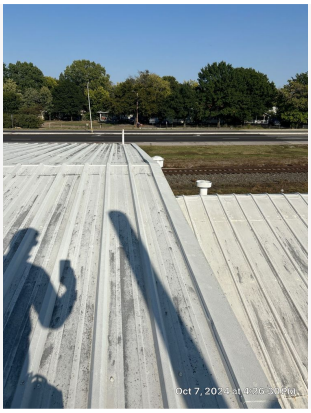
Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:26pm
Creator: Evan Smith

89

Soft metal damage and r panel damage.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:26pm
Creator: Evan Smith

90



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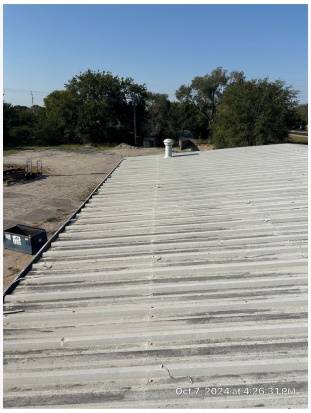

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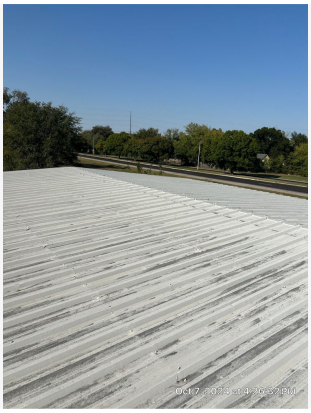

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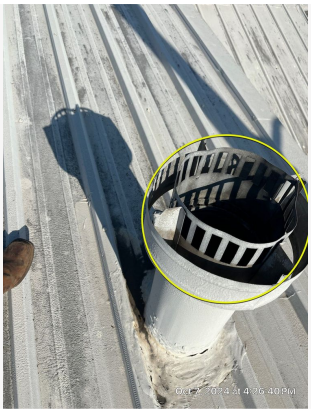


Missing vent cap.

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:26pm
Creator: Evan Smith

94

Project: 28456 1402 East Mt Vernon
Date: 10/7/2024, 4:55pm
Creator: Evan Smith

Kansas UST Property Redevelopment Trust Fund

Overview

The Kansas Storage Tank Act was amended by Senate Bill 406, effective July 1, 2012, to provide a reimbursement fund to assist property owners for removal of abandoned petroleum UST(s). The new fund allows for reimbursement of 90% of the cost up to $25,000 per facility for permanent closure of UST's. The following is a summary of the bill.

The Kansas essential fuels supply trust fund has been designated as the UST redevelopment fund. The funds credited may be expended to reimburse eligible property owners for allowable expenses for permanent closure of an abandoned underground storage tank. The language also allows the Secretary of Health and Environment to conduct the same activities if the owner or operator of the underground storage tank has not been identified or is unable or unwilling to perform permanent closure. K.S.A. 65-34,131.

An abandoned UST must exhibit one or more of the following conditions. 1) Is not in use for more than three months, 2) Does not have a current tank permit issued by the department or 3) Has been temporarily closed, in accordance with department guidelines, for more than twelve months. The definition of property owner, for the purposes of the UST redevelopment fund, is a person who owns real property on which an abandoned UST is located.

A property owner is eligible for reimbursement if the property owner had been approved by the secretary and the property owner 1) has never placed petroleum in the UST or withdrawn petroleum from the UST, 2) is not the United States government or any of its agencies, 3) is in substantial compliance with the Kansas storage tank act, 4) provides 30 day notice and access to the department to perform an environmental assessment of the site during the UST removal. In addition, if petroleum contamination is discovered during the environmental assessment of the site, the property owner applies to the underground fund to perform corrective action to address the contamination.

The Kansas UST Property Redevelopment Trust Fund is structured in a manner similar to the Petroleum Storage Tank Release Trust Funds. The property owner must submit an application online in KEIMS at https://keims.kdhe.ks.gov/ and have the application to the redevelopment fund approved by KDHE. Prior to removal of the UST the following requirements must be met. 1) Bids must be acquired from persons qualified to perform UST removals, 2) Allowable costs must be approved by KDHE and 3) a deed restriction must be placed on the property prohibiting the installation of UST's for the 10 years following the date of the UST removal. As a condition for reimbursement, the applicant must provide a notarized copy of the recorded deed restriction for the property with the seal of the register of deeds to the department.

Please Contact:

Alishia Anderson

KDHE Storage Tank Section

Phone: 785-296-6646

Email: Alishia.anderson@ks.gov

KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
UNDERGROUND STORAGE TANK REDEVELOPMENT TRUST FUND

REIMBURSEMENT GUIDELINES

TO AVOID PAYMENT DELAYS AND UNNECESSARY DENIALS FOLLOW THE GUIDELINES LISTED BELOW

1) Complete a *BER – Tanks UST Redevelopment Fund Invoice Submission Abandoned Tank Removal Form* for all reimbursement requests; submit one copy of the form and one copy of all supporting documentation. The form must be complete or it will be returned.

2) Upon completion of the preapproved scope of work to remove the underground storage tank(s), KDHE will authorize reimbursement of 90% of the approved costs as outlined on the vendor's bid sheet up to a maximum limit of $25,000.00. Please remember, all reimbursement requests must be submitted on a *BER – Tanks UST Redevelopment Fund Invoice Submission Abandoned Tank Removal Form*.

3) **All invoices must be itemized in the same format as the bid. Invoices not completed in this format will be returned.**

4) KDHE will allow reimbursements to be paid jointly to the trust fund applicant and tank removal contractor. To do this, a co-payee must be designated in Section 1, D of the *BER – Tanks UST Redevelopment Fund Invoice Submission Abandoned Tank Removal Form.* If a co-payee is not designated, the applicant must submit a copy of the front and back of the canceled check with the *BER – Tanks UST Redevelopment Fund Invoice Submission Abandoned Tank Removal Form.*

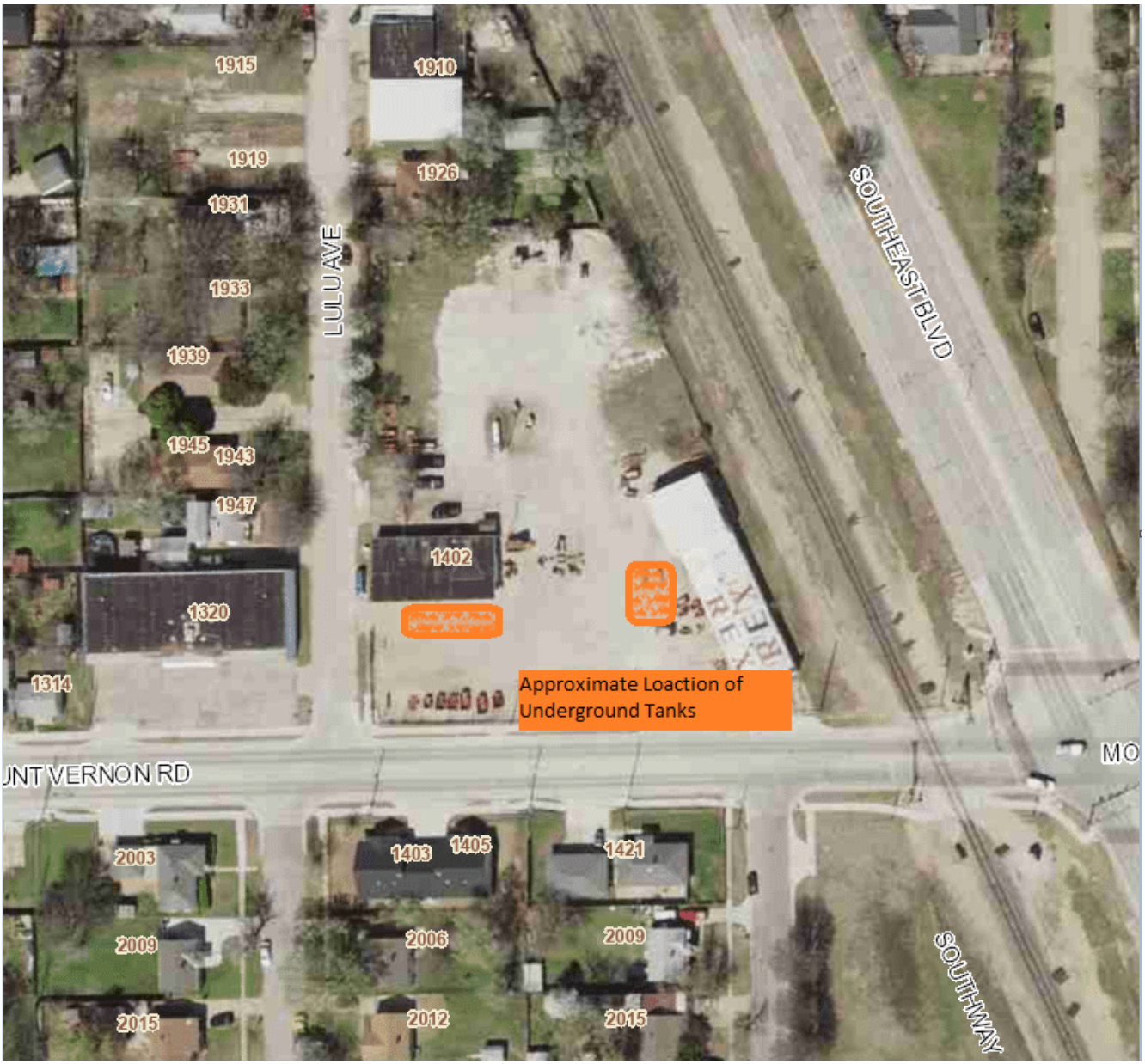
5) In lieu of a canceled check, KDHE will accept an affidavit from the contractor stating they have been paid in full for the preapproved tank removal costs. The affidavit must be on the contractor's letterhead. Reimbursement requests not submitted with the appropriate documentation will be returned.

6) KDHE will reimburse the contractor directly for preapproved tank removal costs when the applicant has provided them with a *Limited Power of Attorney*. The signed and dated Limited Power of Attorney form must be submitted with the request for reimbursement. Please see the *Limited Power of Attorney Form* on our website at http://www.kdheks.gov/tanks/trust_fund/ust_property.htm.

7/17/2019

1402 E. Mount Vernon Rd.

Underground Storage Tanks



KANSAS

Underground Storage Tank MANUAL

FOR OWNERS AND OPERATORS

Pollution Prevention Institute

Kansas Department of Health and Environment

Paid for, in part, by the Kansas Department of Health and Environment

Kansas Department of Health and Environment

District Offices

Northwest District Office

2301 E. 13th Street
Hays, Kansas 67601-2651
Phone: (785) 261-6100
FAX: (785) 625-4005
KDHE.NWDOAdmin@ks.gov

Southwest District Office

302 West McArtor Road
Dodge City, KS 67801-6014
Phone: (620) 682-7940
FAX: (620) 225-3731
KDHE.SWDOAdmin@ks.gov

North Central District Office

3040 Enterprise Dr.
Salina, KS 67401
Phone (785) 827-9639
FAX: (785) 559-4330
KDHE.NCDOadmin@ks.gov

South Central District Office

300 West Douglas, Suite 700
Wichita, KS 67202-2921
Phone: (316) 337-6020
FAX: (316) 337-6055
KDHE.SCDOAdmin@ks.gov

Northeast District Office

800 West 24th Street
Lawrence, Kansas 66046-4417
Phone: (785) 842-4600
FAX: (785) 842-3537
KDHE.NEDO.admin@ks.gov

Southeast District Office

308 W 14th Street
Chanute, KS 66720
Phone: (620) 431-2390
FAX: (620) 431-1211
KDHE.SEDOAdmin@ks.gov

UST releases should be reported to the
Leaking Underground Storage Tank Unit
785-296-6768
or to the appropriate district office for your area.

Spills of 25 gallons or more, or those that cause a sheen on water, should be reported to **785-296-1679**.

Table of Contents

Chapter 1: Introduction

Why are storage tanks regulated?

In short, storage tanks are regulated because of the possible consequences of poor management. Only storage tanks containing materials considered hazardous are regulated. If these substances are not contained properly, they can cause property damage, harm local wildlife, kill off plants, and result in injury, illness, and even death in humans.

Two USTs mid-installation

The main purpose of this document is to help you understand the regulations as they apply to your facility. You will find general requirements, some basic information on underground storage tank systems, and tips to help you understand what applies to you and what you need to do to comply. These regulations are designed to prevent releases of hazardous substances from storage tank systems. The information in this document can help keep you, your employees, your customers, and your neighbors safe; preserve personal property as well as our environment; and save you money. It will help you avoid fines and costly repairs while minimizing loss of valuable product.

How are storage tanks regulated in Kansas?

Storage tanks are divided into **aboveground storage tanks**, or **AST**s, and **underground storage tanks**, or **UST**s. USTs are more tightly regulated than ASTs due to greater difficulty in identifying, containing, and resolving releases and greater risk of damage to the system from sources such as corrosion. If at least 90% of a tank system's volume, including piping, is above ground, then the tank is considered an AST. Any storage tank situated in an underground area such as a basement, cellar, mine working, drift, shaft or tunnel, and above the surface of the floor is also considered an AST. Otherwise, the tank is classified as a UST.

Both USTs and ASTs have requirements from the **Environmental Protection Agency**, or **EPA**, or from the **Kansas Department of Health and Environment**, or **KDHE**, and from the **Kansas Fire Marshall's Office**, or **KSFMO**. This document focuses on KDHE's regulations.

For underground storage tanks, the EPA sets standards for environmental regulations of storage tanks, but they do not determine the final regulations in all states. Some states, including Kansas, have state program approval, or SPA. This means within certain requirements the EPA allows them to determine their regulations and carry out all functions necessary for a program regulating storage tanks such as permitting, inspections, and enforcement. Therefore, KDHE oversees the regulation of storage tanks in Kansas. KSFMO sets safety training requirements for UST operators in addition to the training requirements set by KDHE.

KDHE also regulates ASTs, but there are far fewer requirements than for USTs. Most of the regulations regarding ASTs in Kansas are under the KSFMO.

Storage tanks are regulated based on the substance they hold. Tanks are subject to full regulations, either AST or UST, if they contain any of the following regulated substances:

- Liquid petroleum product fuels such as fuel oil, diesel, gasoline, kerosene, aviation fuels, and bio-fuels (ethanol, gasoline-ethanol blends, biodiesel, and associated blends)
- Flammable or combustible liquids
- Liquid hazardous substances listed in Table 302.4 of the Comprehensive Environmental Response Compensation, and Liability Act, or CERCLA
- Used oil

Certain tanks are exempt from regulation such as the following:

Tanks floating due to stormwater intrusion during installation before securing anchoring system

UST and AST

- Tanks used for family farm or residential fuel supplies with a capacity of 1,100 gallons or less
- Single-family residence heating-oil storage tanks
- Flow-through process tanks
- Wastewater treatment tank systems as part of wastewater treatment facilities regulated under section 402 or 307(b) of the Clean Water Act
- Tanks containing petroleum products that are not liquid at standard temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute). This exemption excludes propane, natural gas, and similar products from regulation by the KDHE under the Kansas Storage Tank Act. It also excludes most types of asphaltic materials that are solids at standard temperatures.
- Equipment or machinery that contains regulated substances for operational purposes such as hydraulic lift tanks and electrical equipment tanks

UST

- Any UST system holding hazardous wastes listed or identified under Subtitle C of the Solid Waste Disposal Act, or a mixture of such hazardous waste and other regulated substances
- Any UST system that contains a de minimis concentration of regulated substances
- Any emergency spill or overflow containment UST system that is expeditiously emptied after use
- Septic tanks
- Tanks with a capacity of 110 gallons or less

AST

- Tanks located at crude-oil production, transport, and refining facilities
- Tanks containing agricultural materials regulated by the Kansas Department of Agriculture (e.g., liquid fertilizers and pesticides)
- Small tanks having less than 660 gallons capacity used for business or retail purposes

Registration and operating permits are not required for temporary ASTs, e.g., those mounted on wheels or at the same physical location for less than a year.

Partial exclusions

Not all tanks have to meet all requirements. **Partially excluded** tanks include wastewater treatment systems not fully excluded, UST systems containing radioactive material regulated under the Atomic Energy Act of 1954, any UST system that is part of an emergency generator system at nuclear-power-generation facilities licensed by the Nuclear Regulatory Commission and subject to Nuclear Regulatory Commission requirements regarding design and quality criteria, and ASTs associated with airport hydrant fuel-distribution systems or UST systems with field-constructed tanks. Partially excluded tanks are subject to standards of construction similar to those for non-excluded USTs, and to the same release reporting and financial responsibility requirements.

Partially excluded systems installed on or before July 6, 2020 are required to meet release reporting, response, and investigation; closure; and financial responsibility and notification requirements by July 6, 2020, and release detection, UST upgrade, operator training ,and general operating requirements by October 13, 2021. Systems installed after July 6, 2020 must meet these requirements immediately.

Chapter 2: Aboveground Storage Tanks

All ASTs must be registered with KDHE and have valid permits. To register a tank the owner must submit the form provided by KDHE, which asks for details such as owner's contact information, location of facility, type of regulated substance stored, as well as details about the tank such as status, age, and capacity. The owner must also pay a registration fee of $10 per tank. Registration of tanks below the regulated size is not required and does not cost, but it allows the owners to seek reimbursement from the trust fund for approved corrective action associated with tank spills or leaks. Once the tank is registered, the owner will receive the operating permit. Permits are valid from Aug. 1 to July 31 and must be renewed by Dec. 31 of each year. To renew a permit, the owner must review the information on their permit, make any necessary corrections and submit to KDHE with $10 permitting fee. Late submission will result in an additional fee of $50 per tank.

A horizontal storage tank (left) and a field-constructed tank (right)

Starting in 2020, all permits issued by KDHE can be renewed online, using the Kansas Environmental Information Management System, or KEIMS, at https://www.kdheks.gov/ber/keims.html. Owners, operators, and others authorized by the facility can access the facility's KEIMS account to submit registrations, renewals, and other forms. Payments can be made online using KEIMS, over the phone, or by check through the mail.

New ASTs holding regulated substances must be approved by KDHE before installation, and those used for flammable or combustible liquids must also be approved by KSFMO. Owners must submit drawings and basic information including name, location, capacity, and dimensions of each tank; liquids to be stored; type of supports; and types and sizes of valves, etc. For tanks meant to hold flammable or combustible liquids, submit the provided forms to KSFMO with two sets of drawings. Once KSFMO approves the installation, it will send an approval letter to whomever submitted, and forward the other set of drawings to KDHE. If KDHE approves, it will then send an "Aboveground Storage Tank System Initial Registration Invoice" to the owner that must be returned with signature and fee payment. For non-flammable, non-combustible CERCLA liquids, simply submit drawings and "Kansas Department of Health and Environment, Application for Above Ground Storage Tank System Permit" to KDHE, who will then send the invoice if it approves the application.

ASTs are subject to federal spill prevention control and countermeasure (SPCC) regulations. As such, they may require secondary containment and an SPCC plan. Ultimately, you should contact EPA and KSFMO to determine your requirements.

Contact KDHE for appropriate forms if there is a change of ownership, if a tank is no longer in use or is removed, or if one or more tanks have been removed from service or brought back into service. The lower portion of the statement includes a "Certificate of Accuracy," which requires current owner and facility contact information. The owner should send one copy of the completed statement to KDHE with the registration fee payment and another copy to the local emergency planning committee as instructed on the registration renewal statement.

Chapter 3: Underground Storage Tanks – Permitting

Before installing a new tank or modifying an existing one, the contractor needs to obtain a permit for the work to be done. For installation, this involves submitting an application on a form provided by KDHE including plans, technical drawings, a list of parts, static water-level information, a description of the anchoring system used to prevent the tank floating, and the application fee of $100. Upon approval, the owner will receive an installation permit, which is valid for 120 days and allows for one delivery of product for testing the tank and line tightness.

> Any work performed on a UST system, whether installation, modification, testing or removal, requires a licensed contractor to certify the work to KDHE. Having the work done by someone without the correct license for the type of work will only cost you more money and time.

Once installation is complete, the owner and the contractor installing the tank must notify KDHE and verify compliance with the forms provided by the department. They must also submit documentation of financial responsibility for bodily injury and property damage due to releases from the UST system and the passing of corrosion-protection testing for metallic tanks or lines. KDHE will then issue a temporary operating permit. The owner must provide inventory control records and release detection reports for the first 90 days of operation in order to receive a regular UST operating permit.

New UST being lowered into a basin during installation

Before upgrading, modifying, or repairing a UST system, the owner must apply for a permit on forms provided by the department. Upgrades cannot begin until approved by KDHE in writing, but repairs that need to be made quickly for reasons of health, safety, or environmental concern may be initially requested over the phone. The form must still be submitted within 30 days of completing the repair, and it must include the name and title of the department representative who gave initial approval. The owner must keep documentation of any repairs or modifications for the life of the UST system. Additional documentation is required for repairs needed because of a release (see chapter 8).

> **Why do I need to register my tank?**
>
> Registration of USTs is legally required, but it also ensures the system is eligible for the trust fund. This fund can help cover costs related to corrective action in response to a release. For more information, see Chapter 11.

Be careful who works on your UST system — most work requires a contractor who is licensed in Kansas for the type of work done. Only a licensed contractor can install, remove, or repair UST systems. In general, any tasks that affect equipment in the dispenser cabinet or underground, other than filter changes, visual inspections, and basic cleaning procedures, should be done by a contractor. KDHE keeps an updated list of UST contractors who are licensed in Kansas on its website at www.kdheks.gov/tanks/download/currently_licensed_ust_installers_removers_tightness_testers.pdf.

Most of the work performed by a contractor includes documentation that must be sent to KDHE. If KDHE does not receive the required documentation, or if the certification comes from someone who is not licensed in the work done, the work will have to be redone and recertified by someone with the proper license. Don't risk wasting time and money on unlicensed contractor work.

Hiring a contractor who is licensed in the work you need done is critical — but what type of contractor do you need? A contractor can be licensed in installation, testing, and removal of UST systems, but some work requires the following specialized licensing:

- Cathodic protection
  - Installation
  - Testing
- Internal lining
  - Installation
  - Inspection via video camera
  - Inspection via entry
- Tightness testing
- Functionality check testing
- ASTM G158-98 integrity testing — assessing a tank before applying corrosion protection

What can an A/B operator do without a contractor?

- Clean spill buckets and ensure sumps are free of debris
- Change filters in dispensers
- Monitor for leaks via ATG, interstitial monitoring, etc.
- Check the amount of fuel and the amount of water in a tank using a stick, ATG, or both
- Maintain inventory control logs
- Perform any checks or visual inspections listed in the monthly and annual walk-through checklists required by KDHE

Chapter 4: Underground Parts of an Underground Storage Tank System

Tanks

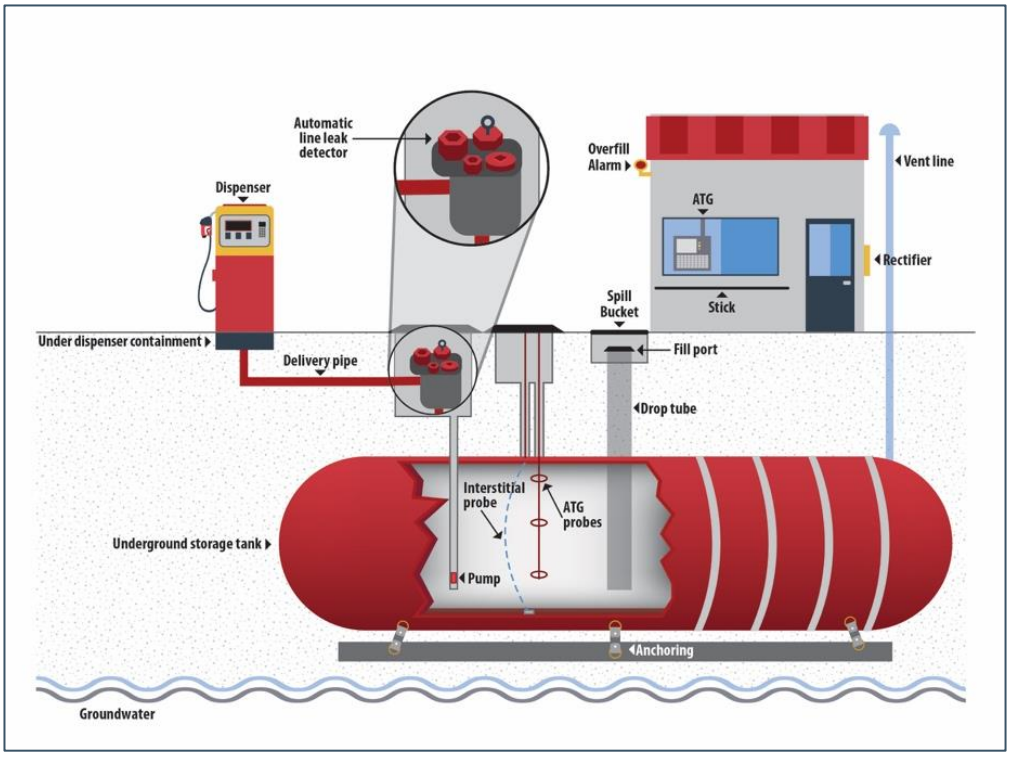


Diagram of an underground storage tank, or UST, system

Newly installed tanks can only be constructed of certain materials, and some of those materials have additional requirements to ensure the tank will not corrode, causing a release. **Fiberglass-reinforced plastic** can be used without additional corrosion protection for the tank itself because neither fiberglass nor plastic will corrode when exposed to moisture. If this type of tank requires repairs, they will need to be performed by an authorized representative of the manufacturer, or in accordance with a code of practice developed by a nationally recognized association or an independent testing laboratory. **Steel** tanks must either be clad or jacketed with **non-corrodible material**, or be **cathodically protected** with one of the two types of cathodic protection systems - Sacrificial Anode or Impressed Current.

First of two tanks being secured to concrete deadman during installation

Some steel tanks were upgraded with an internal lining, but installing a new internal lining does not meet the requirement for corrosion protection anymore. If a tank has an internal lining, that lining must be inspected every five years. If at any point the lining is found to be damaged beyond adequate repair or is not performing properly, the tank must be permanently closed. Any installation, inspection, modification, or repair of internal lining or cathodic repair must be performed by a contractor who is licensed in Kansas for the type of work done.

Tank installation excavation showing shoring and bracing

Before installing corrosion protection, a tank will have to be evaluated for corrosion damage, unless the tank has been installed for less than 10 years and has been properly monitored for releases. Tanks that cannot meet the new construction requirements and cannot be upgraded or repaired to meet standards must be permanently closed.

Tank being anchored to concrete deadman (right side, bottom of the basin) using straps

Owners must now provide evidence their tanks are compatible with the substances stored, both for newly constructed and existing tanks.

All tanks installed after July 1, 2013, must have **secondary containment**, meaning they must be constructed with a second, external wall designed to contain releases caused by wear on the tank. They must also have **interstitial monitoring**, a system that detects product in the space between the two walls, which can indicate damage that may lead to a release. This can either be a dry system, which monitors for the presence of liquid in the secondary containment, or a wet system, in which the secondary containment is filled with a brine solution, and a sensor monitors for changes in the liquid level.

Though tanks are constructed of heavy materials, they have a large cavity which is rarely full, meaning a lot of empty space. As a result, if the water table is high enough, tanks can float, badly damaging the UST system and the surrounding area. Except in certain cases where it can be shown this is not a potential issue, USTs are required to have an **anchoring system**, typically a **concrete deadman**, to keep them buried.

Piping

As with the tanks, piping must be constructed of non-corrodible material or cathodically protected metal. The most common types of piping are **double-walled fiberglass**, and what is called **flexible non-metallic**, which do not have joints and are designed to be removed and replaced without breaking concrete.

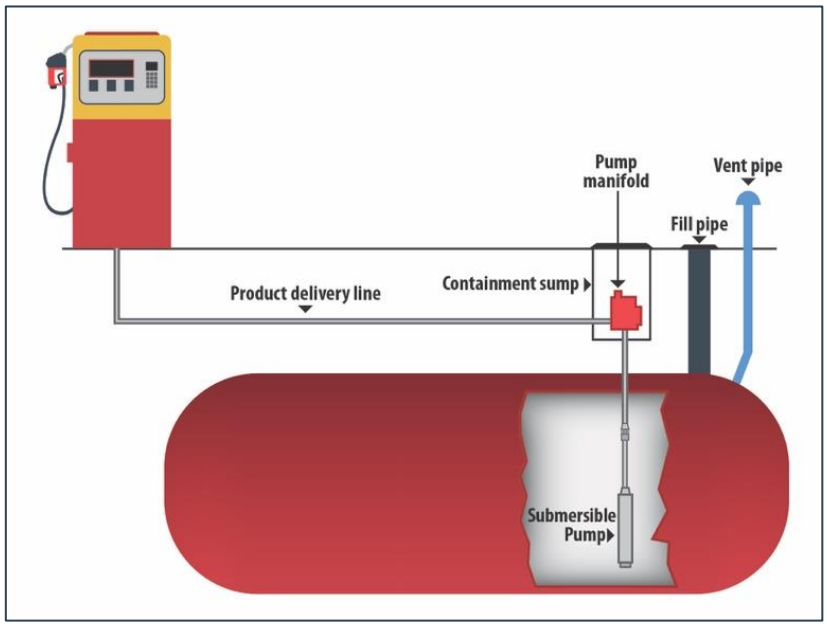


Diagram of a submersible turbine pump, or STP, system

Metal pipe sections and fittings that have released product as a result of corrosion or other damage must be replaced, and non-corrodible pipes and fittings must be replaced or repaired in accordance with

the manufacturer's specifications. Underground piping installed or replaced after April 1, 2016, must have secondary containment such as trench liners or double-walled pipe, and must use interstitial monitoring. If 50% or more of a piping run is replaced, then the whole run is considered needing to be replaced. So if half or more of a run of single-wall piping is replaced, then the entire run must be replaced with double-walled piping.

Example of an STP sump

There are two main types of fueling systems, and their use depends on the type of pump used: **submersible turbine pump**, or **STP**, and **suction-based**. The main difference between them is that STP systems move product by pressurizing the lines, as opposed to moving product by suction.

STP is the most common type used at about 95% of sites. The pump is typically positioned on top of the tank with its own secondary containment if the system is double walled, with the motor extended down into the tank. Pressurized piping for double walled systems must have secondary containment with interstitial monitoring and an **automatic line monitor (ALM)** or **mechanical leak detector (MLD)**. For single walled systems the release detection can be achieved by using an ALM, statistical inventory reconciliation (SIR), or annual line tests. Automatic line monitors (ALM) or Mechanical Leak Detectors (MLD) must be tested annually by simulating a leak.

Tip: automatic line monitors alert the operator to possible leaks by restricting or shutting off flow, or through an audible or visible alarm. Do you know how your line monitor would alert you to a leak?

There are two types of suction systems: **Conventional (American)** and **Safe (European)**. One of the positive things about suctions systems is that if there is a line leak the system will simply fail to dispense product, indicating a problem with the system. Because of this, suction systems have fewer leak-detection requirements. However, suction is not usable in all situations because it is limited by the difference in height between the tank and the dispenser which limits how long the piping run can be. Conventional suction systems have a check valve at the top of the tank to prevent material from flowing from the dispenser into the tank. While this helps prevent contamination of the material in the tank, it also means some product is left in the piping above the tank. Safe suction systems have a check valve at the dispenser instead, and the piping slopes toward the tank, causing product to drain back into the tank from the lines. For a conventional suction system, the lines must be tightness tested every three years, but this is not required for safe suction systems.

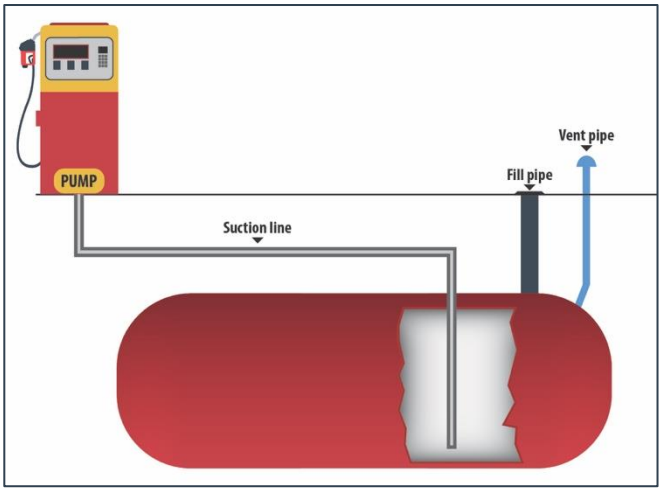


Diagram of a suction-based system

Connections

While traditional piping is held together with joints, UST systems generally use **flex connectors**, small hoses fitted to piping at either end. They are generally made of synthetic materials or braided stainless steel. These flex connectors may need to be protected from corrosion, which can be achieved by wrapping, placing a sleeve, booting, or adding cathodic protection.

Flex connector

Corrosion protection

USTs are constantly in contact with potentially moist soil, which can corrode metals over time, damaging UST systems and eventually causing a release. To avoid this, **corrosion protection** is required for tanks and piping constructed of metal.

Some tanks and piping are constructed with some form of corrosion protection built in by covering metal components with non-corrodible materials or simply avoiding use of corrodible materials. Some were constructed or upgraded with an internal lining. Tanks that were upgraded with an internal lining before 2007 still meet the current corrosion protection requirements, but this upgrade is no longer allowed, and future regulations may require owners to replace internally lined tanks. Internal lining must be inspected every five years, and any internally lined tank found to have damage to the lining beyond adequate repair must be permanently closed.

Example of corroded piping

However, the favored method for corrosion protection for metal tanks is **cathodic protection**. This works by one of two mechanisms. **Galvanic cathodic protection** redirects corrosive potential to another metal that corrodes more easily, called a sacrificial anode. These anodes have a limited operating life, and once they are consumed, they need to be replaced in order to continue protecting the system. **Impressed current** uses an electrical current, which

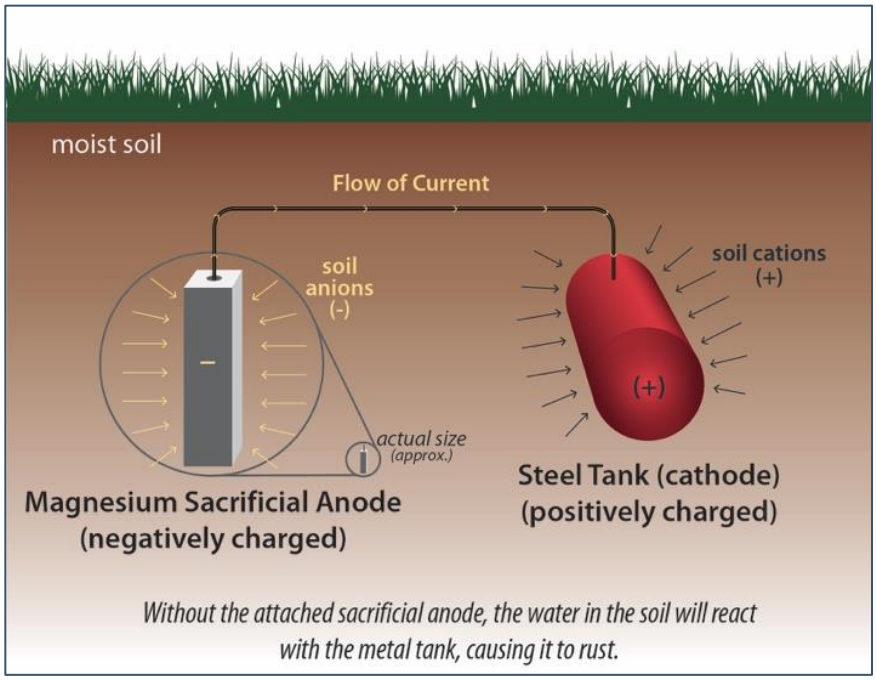


Diagram of galvanic cathodic protection

prevents the reaction that causes corrosion from taking place. This method uses a **rectifier**, which has a display to indicate its output. If the rectifier is reading zero, the cathodic protection system is not working to prevent corrosion. These systems are sensitive to power surges and may require maintenance afterward to ensure they are still functioning properly. Also, if the rectifier reading has not changed in a while, the rectifier may not be operating.

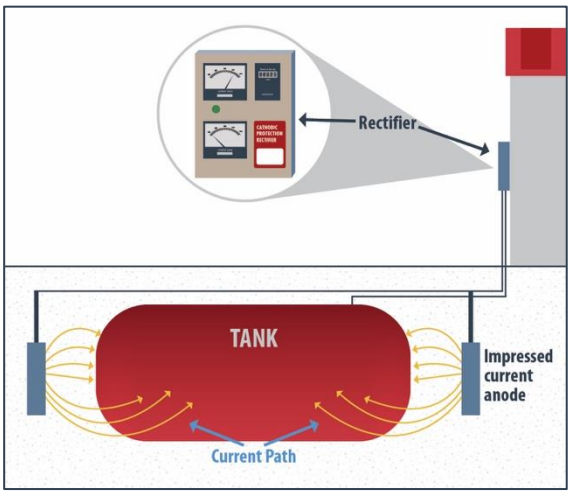


Diagram of impressed current cathodic protection


Example of a rectifier, which is part of an impressed current cathodic protection system

The owner or operator must maintain documentation of operation of any corrosion protection equipment in use. If a cathodic protection system needs repairs, it must be tested for proper operation within six months of the repairs. Cathodic protection systems must be tested within six months of installation and at least every three years afterward.

Containment sumps

Like tanks and piping, certain parts of the UST system have secondary containment. **Containment sumps** are used for parts other than tanks and piping. These sumps also serve as access points for some parts of the system such as connectors and certain release-detection equipment, e.g., interstitial monitoring. Typical containment sumps include **STP sumps, under dispenser containment sumps (UDC), transition sumps, spill buckets**, and in some cases, **intermediate sumps**.


Example of a containment sump, which houses the pump and equipment related to release detection

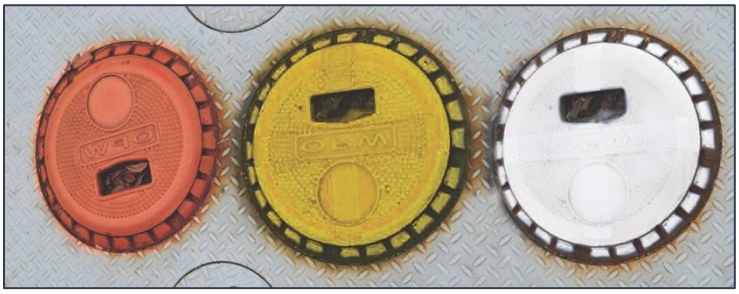
As the names suggest, the STP sump contains the submersible turbine pump, and the UDC sump is located under the dispenser to catch any leaks from dispensing equipment. Transition or intermediate sumps are less common and are typically used at transitions between underground and aboveground piping, or between different kinds of piping. STP sumps and spill buckets are found in the same area since both are directly above the tank, but STP sumps are much larger. A full double walled system is required for any new UST system installed after July 1, 2013.


Example of under dispenser containment, or UDC

If a double-walled system is in use, the containment areas must be inspected. Per the monthly walkthrough checklist, piping transition sumps must be visually inspected every 30 days and UDC and other containment sumps must be inspected annually, but it is recommended that UDC be inspected every 30 days. If the containment sump is not double-walled and cannot be inspected monthly, it must be tightness tested every three years.

Example of a spill bucket with label inside

Spill buckets serve as a barrier between USTs and the surrounding environment. They prevent water and debris from entering the tank, and they capture product spilled during delivery. The spill bucket houses the **fill port**, which connects to the drop tube. This is where the hose from the delivery truck will be attached to deliver fuel. The fill port should always be capped and the spill bucket covered with a lid unless a delivery is in progress. Spill buckets typically contain a drain or pumping system to move spilled product from the spill bucket into the tank. Drains are placed high in the spill bucket, near the level of the fuel port cap, so they only move product, not accumulated water and debris. If too much water or debris accumulates, it could still wind up in the tank, so keeping spill buckets clean and free of debris, and replacing damaged lids are critical.



Spill bucket lids color-coded according to API 1637. From left to right: Premium E10 gasoline (red), Ultra Low Sulfur Diesel ≤5% biodiesel (yellow), Regular E10 gasoline (white)

Since these are the main access points to the tanks, especially for delivery drivers, they must be clearly labeled with the type of fuel. This can be done using a marker inside the spill bucket or by color-coding the lids. While only one or the other is required, using both methods is highly recommended. It is best to mark spill bucket lids according to the code established in API 1637, but the most important thing is, regardless of what color coding is used, the code is posted and readily available to both operators and delivery drivers. It is also a good idea when color-coding the lids to paint a few inches beyond the edge of the lid. This way if a lid is damaged or lost, the port is still identified.

Example of a damaged spill bucket

Because containment sumps are access points, it is critical they be clean and in good repair, particularly the spill bucket since it is accessed so frequently. Regularly ensure it is free of water, product, and debris, and that all parts are intact. If the sump is double-walled, a monthly inspection as specified in the walk-through checklist is enough, but if not, it must be tightness tested

every three years. For UST systems in use on or before July 6, 2020, the initial test or inspection must take place before Oct. 13, 2021. Any containment sump undergoing repairs must be tightness- tested within 30 days of repair. Records related to repairs must be retained until the system is permanently closed or undergoes a change-in-service, and other inspection and testing records must be retained for three years.

Equipment Color-Symbol System: Part 1

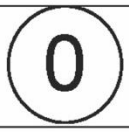
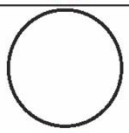
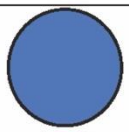
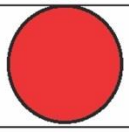
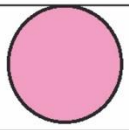
Product Category	Product Subcategory		Designation	Color	Symbol	Description	AMS #
Gasoline	E0/ conventional/ recreational fuel	Regular		White	Black 0	White with Black 0 and a collar or permanent label that states "Regular E0 gasoline"	N/A
		Midgrade		Blue	White 0	Blue with white zero and a collar or permanent label that states "Midgrade E0 gasoline"	AMS-STD 15056
		Premium		Red	White 0	Red with white zero and a collar or permanent label that states "Premium E0 gasoline"	AMS-STD 21105
	E10 ≤ 10% ethanol	Regular		White	None	White and a collar or permanent label that states "Regular E10 gasoline"	N/A
		Midgrade		Blue	None	Blue and a collar or permanent label that states "Midgrade E10 gasoline"	AMS-STD 15056
		Premium		Red	None	Red and a collar or permanent label that states "Premium E10 gasoline"	AMS-STD 21105
	Gasoline with alternative additives	Isobutanol blend 12.5 % - 16% Isobutyl alcohol		Blue	Yellow IB	"IB" yellow lettering on blue background and a collar or permanent label that states "Isobutanol Blend midgrade gasoline"	AMS-STD 15056 AMS-STD 23655
	Racing Fuel	E0		Pink	Black 0	Pink with Black 0 and a collar or permanent label that states "Regular Racing Fuel"	AMS-STD 31638
		up to 10% ethanol		Pink	None	Pink and a collar or permanent label that states "E10 Racing Fuel"	AMS-STD 31638

Figure 1 – Equipment Color Coding Symbol System (Part 1), reproduced courtesy of the American Petroleum Institute, API RP 1637, 4th Edition, April 2020

Equipment Color-Symbol System: Part 2

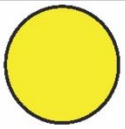
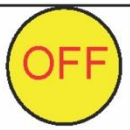
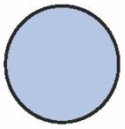
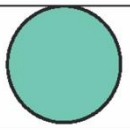
Product Category	Product Subcategory	Designation	Color	Symbol	Description	AMS #
Ethanol Blends	E15		Copper	E15-Black "E15"	E15-Copper with Black E15 and a collar or permanent label that states "E15"	AMS-STD 10075
	>15% ethanol		Copper	Black "EXX"	Copper with a Black EXX where "XX" is the E%, e.g., E20, and a collar or permanent label that states "EXX"	AMS-STD 10075
	E85		Copper	Black "E85"	Copper with Black E85 and a collar or permanent label that states "E85 fuel"	AMS-STD 10075
Diesel	On-Road (ULSD) ≤5% biodiesel		Yellow	None	Yellow and a collar or permanent label that states "On-Road ULSD ≤5% biodiesel"	AMS-STD 23655
	On-Road (ULSD) >5% biodiesel		Yellow	Black "BXX"	Various Grades: Yellow with a Black BXX where "XX" is the biodiesel %, e.g., B15, and a collar or permanent label that states "On-Road (ULSD) XX % biodiesel"	AMS-STD 23655
	Off-Road (dyed red) ≤5% biodiesel		Yellow	Red "OFF"	Yellow with Red OFF and a collar or permanent label that states "Off-Road (dyed red) ≤5% biodiesel"	AMS-STD 23655 AMS-STD 21105
	Off-Road (dyed red) > 5% biodiesel		Yellow	Red "OFF" Various Black "BXX"	Yellow with Red OFF and a Black BXX where "XX" is the biodiesel %, e.g., B15, and a collar or permanent label that states "Off-Road (dyed red) XX% biodiesel"	AMS-STD 23655 AMS-STD 21105
	Biodiesel - B100/B99.9		Light Blue	None	Light Blue and a collar or permanent label that states "Biodiesel - B100/B99.9"	AMS-STD 35450
	Renewable Diesel		Turquoise	None	Turquoise and a collar or permanent label that states "Renewable diesel"	AMS-STD 27769

Figure 2 – Equipment Color Coding Symbol System (Part 2), reproduced courtesy of the American Petroleum Institute, API RP 1637, 4th Edition, April 2020

Equipment Color-Symbol System: Part 3

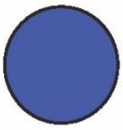
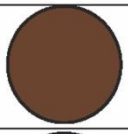
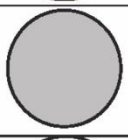
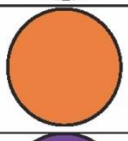
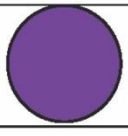
Product Category	Product Subcategory	Designation	Color	Symbol	Description	AMS #
Diesel Exhaust Fluid	Automotive-grade DEF (AUS 32, ARLA32)		Cobalt Blue	None	Cobalt blue and a permanent collar or label that states "Diesel Exhaust Fluid," "AUS 32", "ARLA32	AMS-STD 35056
	Marine-grade DEF (AUS 40)		Cobalt Blue	White "M"	Cobalt blue and a permanent collar or label that states "Marine - Diesel Exhaust Fluid" or "AUS 40"	AMS-STD 35056
Fuel Oil/ Heating Fuel	No. 1		Dark Green	Black "1"	Dark Green with Black 1 and a collar or permanent label that states "No. 1 Fuel Oil"	AMS-STD 14062
	No. 2		Dark Green	Black "2"	Dark Green with Black 2 and a collar or permanent label that states "No. 2 Fuel Oil"	AMS-STD 14062
	Biofuel oil		Dark Green	Various Grades: Black "B" followed by "2 digit %" and a 1 or 2 for fuel grade i.e. B15-1	Dark Green with a Black BXX-X where "XX" is the biofuel % and "X" is the fuel grade 1 or 2 and a collar or permanent label that states "XX% No. X Bio Fuel Oil"	AMS-STD 14062
	Kerosene		Brown	None	Brown and a collar or permanent label that states "Kerosene"	AMS-STD 10049
Other	Used oil		Light gray	None	Light gray and a collar or permanent label that states "used oil"	AMS-STD 16473
	Observation/Monitoring Wells		White	Black triangle	White with a black triangle in center	N/A
	Vapor Recovery		Orange		Orange and a collar or permanent label that states "vapor recovery"	AMS-STD 38903
	Denatured Ethanol		Purple	None	Purple and a collar or permanent label that states "Neat Ethanol"	AMS-STD 17100
NOTE Aerospace Material Specification (AMS) Standard 595A is available at http://ams-std-595-color.com.						

Figure 3 – Equipment Color Coding Symbol System (Part 3), reproduced courtesy of the American Petroleum Institute, API RP 1637, 4th Edition, April 2020

The port inside the spill bucket connects to a **drop tube**, through which product is delivered. The drop tube should extend far enough into the tank that the end is within one foot of the bottom of the tank and should always be clear of debris.

Observation tubes are located in the tank basin near the tank and can alert operators to a release. KDHE requires an observation tube for every 400 square feet of excavated area, rounded up. Ideally, observation tubes should contain water as long as water is present in the tank basin. In the event of a release, free product will be visible on the observation tube.

Compatibility

Not all components of UST systems are **compatible** with all regulated substances. Storing or dispensing substances using equipment not designed for them can damage the UST system, which can lead to a release. Owners or operators must now demonstrate any materials used in their systems in contact with regulated substances are compatible with the substance stored, including the tank or lining, piping, containment sumps, pumping equipment, release-detection equipment, spill equipment, and overfill equipment. This can be certified by the manufacturer or by a nationally recognized, independent testing laboratory. The owner or operator must also notify KDHE at least 30 days before switching to a regulated substance that contains more than 10% ethanol or more than 20% biodiesel. The owner or operator must maintain documentation their system is compatible with the substance stored.

Tanks containing biofuels or blends of biofuels are more susceptible to corrosion for two main reasons. Ethanol mixes with water differently than gasoline does. Very little water will dissolve in gasoline, so almost all water in a tank containing 100% gasoline will drop to the bottom. In this case, water is easy to detect, measure, and remove. Ethanol mixes easily with both gasoline and water. Gasoline containing ethanol will absorb more water without the water dropping to the bottom, and if there is enough water in the tank, the ethanol may begin to separate from the gasoline and form a layer on the bottom that is mostly ethanol with a significant amount of water. This exposes the bottom of the tank to a higher concentration of water than normal. It can also damage vehicles if this bottom layer is dispensed as fuel, so monitoring water levels is even more critical when storing ethanol blends.

Biofuels also encourage bacterial growth in a way that gasoline does not. However, this also applies to ultra-low-sulfur diesel, or ULSD, which is legally required for use in highway vehicles that run on diesel. Bacteria can feed on fumes of certain fuels and accumulate in the UST system, especially in vent pipes. These bacteria produce acids such as acetic acid, the acid found in vinegar, which corrode metal faster than water. Be aware of slow filling or dispensing; blue crystals forming on any part of the system; or odors of rotten eggs, vinegar, or rising bread as all can indicate bacterial growth.

Example of corrosion due to bacterial growth (image courtesy of Ed Haselwood)

Requirements for partial exclusions

Partially excluded tanks are not subject to all the requirements applied to USTs in general. As far as construction and installation, most categories of partially excluded systems are only required to be constructed in such a way as to prevent corrosion leading to releases and to be compatible with the substance stored. Partially excluded tanks are subject to the same requirements as other USTs regarding release reporting and response (see chapter 8) and financial responsibility (see chapter 10).

Field-constructed tanks and airport hydrant fuel distribution systems are largely subject to the same construction and installation requirements as other USTs, and these systems must be in compliance with these requirements by October 13, 2021. Though new installations and replacements of piping in UST systems are usually required to use double-walled piping, owners and operators are allowed to use single-walled piping when installing or replacing piping associated with UST systems with field-constructed tanks greater than 50,000 gallons, or airport hydrant systems.

Repairs and records

Additional testing may be necessary when a tank or portion of piping is repaired. This is not required if the portion of the UST system repaired is monitored monthly for releases. Otherwise, the portion repaired will require tightness testing, or if the portion repaired is a tank, an internal inspection can fulfill this requirement.

Any repair records must be retained until the system is permanently closed or undergoes a change-in-service. All records the owner or operator are required to maintain should ideally be kept on site and immediately available for inspection. Otherwise, records can be kept at an alternative site and provided for inspection to the department upon request.

Chapter 5: Release Detection and Regular Inspections

KDHE requires **release detection** for all tanks and piping except safe-suction piping. Release tests must be performed every 30 days. All release-detection methods must be third-party certified, and release-detection equipment must be tested for proper operation at least once a year.

A rainbow sheen on water generally indicates a spill or release.

What are my release-detection requirements?

Other than exceptions for manual tank gauging and deferred tanks, **inventory control, overfill protection, and monthly release tests** are required for all UST systems. Release-testing requirements can be met through use of an **automatic tank gauge**, or **ATG**, **statistical inventory reconciliation**, or **SIR**, or **interstitial monitoring**. **Manual tank gauging** is also acceptable for some smaller tanks. Vapor Monitoring only meets the requirement for deferred systems, and regular tightness testing no longer meets the requirement.

A UST system has several tools to help identify releases and potential for release when there is no observable or accessible issue, but don't forget to pay attention to your surroundings as well. Look for rainbow sheen on pavement or on water, or dead vegetation in the area, as these could be signs of a release. Remember to check your observation tubes for free product as well.

Automatic tank gauge

An ATG continuously checks the level of product in a tank. It can be used for monthly release-detection tests, tracking fuel levels for inventory control, water tests, and overfill control. However, not all ATGs perform all of these functions, and not all ATGs work in all types of fuel. ATGs test for leaks by analyzing fuel levels during periods of inactivity and looking for loss. Some ATGs can automatically gather data during inactive periods, but some require the tank be out of service for at least an hour to perform a release test. If product is lost when no one is dispensing fuel or otherwise interacting with the tank, that likely indicates a leak. Since an ATG analyzes the total fuel, it serves as release detection for the entire system.

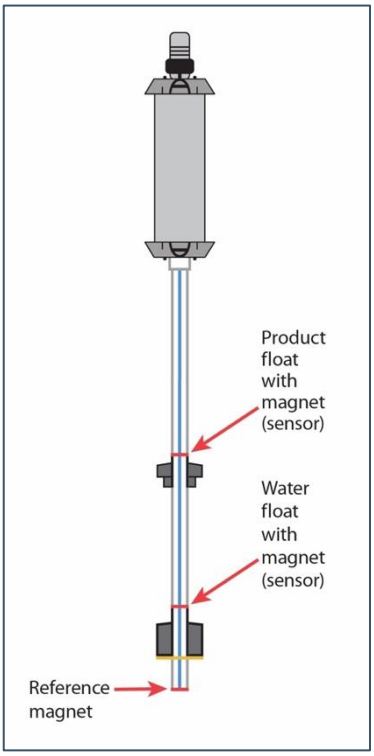


Diagram of an automatic tank gauge or ATG

A probe extends down into the tank with a float designed to sit at the top of the product layer. An electric impulse then indicates the level of fuel in

Example of an automatic tank gauge, or ATG

the tank. Some ATGs feature an additional float to indicate the level of water in the tank. An ATG must be programmed with the correct tank chart for the tank it monitors so it can convert the depth of fuel to volume. This should be programmed when the ATG is installed, but power surges can cause the ATG to lose programming, so you will want to check that it is still using the correct tank chart. An owner or operator may be able to check this and fix if necessary, but if you are not confident in your ability to do so, you may want to contact a contractor.

Scanning printouts from your ATG or taking pictures of them will help you maintain records, as the paper used in ATGs degrades easily.

Generally, performing a release test with an ATG is simple — it's a matter of pushing a few buttons, but for more detail, you will need to check your manufacturer's instructions. ATGs maintain records for a while, but you need to print a release-detection test at least once every 30 days, preferably twice a month or once a week. These printouts are not just proof you did not have a release — they are proof you were actively monitoring your system.

What to do with a failed/inconclusive test

If your ATG returns an inconclusive test, try it a few more times. Sometimes the contact points corrode over, and it takes a few tries to connect. An ATG may also return a failed or inconclusive result if the product level in the tank is low. However, if you consistently get a failed or inconclusive test with any release-detection method, you will need to take action. First, notify KDHE of the possible release. Then you will need a contractor to diagnose and repair the issue. Once the suspected issue is resolved, test again. If you still get a failing result, you will need to conduct a tank-tightness test. If the tank passes, continue trying to find and fix the issue, but if it still fails, you will need to contact KDHE about conducting a site assessment.

You must maintain records of these release tests for three years. Retaining the printouts is a good way to keep the results, but if you're going to use this method, it's best to copy them in some way by scanning or taking pictures of them, and keeping these records in a printed or digital file as a backup. These are printed out on the same thermal paper used for receipts, which does not survive well in heat, light, or moisture.

Annual testing of an ATG system for proper operation must include inspecting any probes or sensors for residual buildup; testing alarm operability and communication with controller; testing the alarm; verifying system configuration; testing the battery backup; and ensuring floats move freely, the shaft is not damaged, and cables are free of kinks and breaks.

Statistical inventory reconciliation

Statistical inventory reconciliation, or SIR, is a release-detection method that relies on your inventory control records. A vendor analyzes your inventory control records and determines whether you are likely to have had a release. Inventory control records are submitted to the vendor monthly, and must be processed and sent to the facility and to KDHE within 15 days of

the end of the month. SIR users who use an ATG for inventory control have the same testing requirements for their ATGs as facilities that use them for release detection.

You can use SIR whether you use an ATG or gauge your tank manually for inventory control, but you must still do your own inventory control and submit inventory control records to KDHE. While SIR is more accurate then inventory control, it is also slower. Unlike other release-detection methods that return results instantaneously, SIR can take weeks. If you use SIR, conducting your own inventory control, complete with calculating overs and shorts, is the best way to find major issues in real time, reducing the amount of product leaked into the environment in the case of an underground release.

Interstitial monitoring

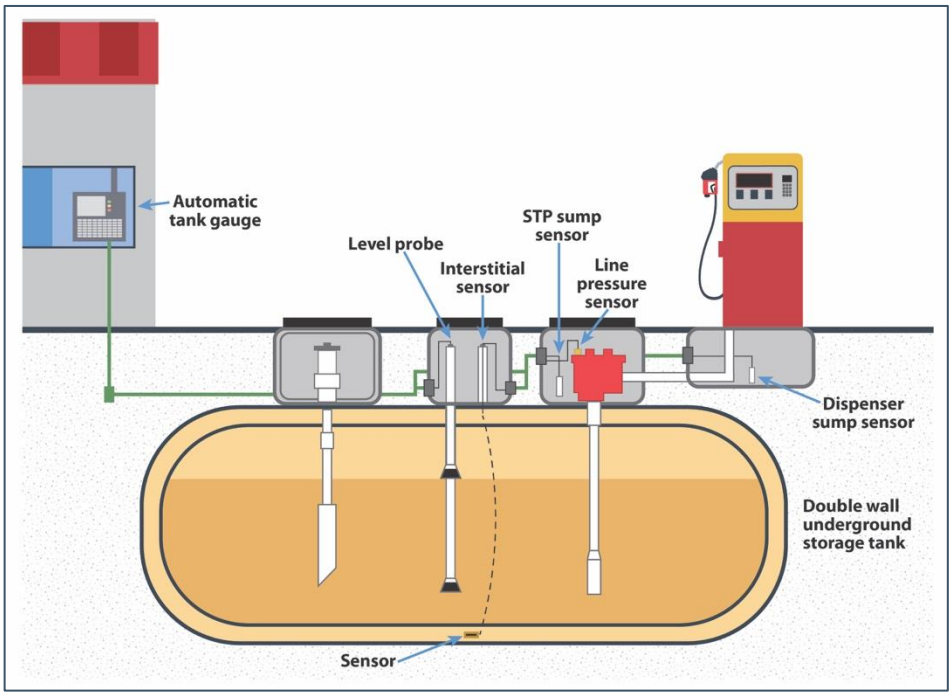


Diagram of an interstitial monitoring system

Interstitial monitoring systems detect whether a product is present inside the secondary containment of a tank, run of piping, or other system component. This can be through a sensor that continuously monitors or through a simple manual test such as a dipstick that checks for product pooled in the lowest area, provided the secondary containment is designed for a dipstick. Interstitial monitoring of secondary containment is required on all tanks and piping installed on or after July 1, 2013. Remember, a whole system must have release detection, so interstitial monitoring only satisfies the requirement if the tank, any containment sumps, and all piping runs are monitored this way. If a sensor is used, it must be placed at the lowest point in the secondary containment in order to detect as small of a release as possible and catch it before it becomes a bigger problem.

Facilities using interstitial monitoring must maintain a handwritten log of visual inspections of the console, including dates and any alarms noted, and the initials of the person inspecting. A record of alarm history and monthly status reports from the ATG must also be maintained. Installation records should be kept for at least five years, and any repair records should be kept for at least a year after completing the work. If secondary-containment areas of tanks and piping, or containment sumps, used for interstitial monitoring need repair, the area repaired must be tightness-tested within 30 days following the date of completion of the repair.

Annual testing of interstitial monitoring must include testing the alarm; verifying the system configuration; inspecting sensors for residual buildup; ensuring cables are free of kinks and breaks; testing communication with the controller; and verifying that vacuum pumps and pressure gauges, if present in the system, are functioning properly and communicating with the sensors and controller.

Manual tank gauging

Manual tank gauging may be used as the sole method of release detection for tanks with a capacity of 1,000 gallons or less, so long as a tank-tightness test is conducted no less than every three years. For tanks with a capacity of 2,000 gallons or less, but greater than 1,000, manual tank gauging may be used in place of inventory control.

Operator using a stick to gauge depth of product in tank

Manual tank gauging requires the tank to be undisturbed for a period of time determined based on size of the tank (see table below). A reading must be taken at the beginning and end of the period of inactivity. The final reading is then the average of the two readings taken. Make sure the stick used to gauge the tank is not bowed or warped; the end is intact, not worn away or cut; and it is marked-off legibly in increments of one-eighth of an inch. For further information on sticking a tank, see Inventory Control below. If weekly or monthly averages exceed the standards listed in the table below, this is considered a suspected release and should be reported as such.

REQUIRED RESTING PERIOD FOR MANUAL TANK GAUGING

Nominal tank capacity	Minimum duration of test	Weekly standard (one test)	Monthly standard (four-test average)
550 gallons or less	36 hours	10 gallons	5 gallons
551-1,000 gallons (when tank diameter is 64 inches)	44 hours	9 gallons	4 gallons
551-1,000 gallons (when tank diameter is 48 inches)	58 hours	12 gallons	6 gallons
551-1,000 gallons (also requires periodic tank- tightness testing)	36 hours	13 gallons	7 gallons
1,001-2,000 gallons (also requires periodic tank- tightness testing)	36 hours	26 gallons	13 gallons

Vapor monitoring

As of Oct. 13, 2021, vapor monitoring is only an acceptable method of release detection for airport hydrant systems and field-constructed tanks, in which case inventory control must also be conducted. This method uses sensors in special monitoring wells or a handheld device that is designed to detect product vapors in the event of a release.

Annual testing of vapor monitoring equipment should include verifying the system configuration of the controller; testing alarm operability and battery backup; inspecting sensors for residual buildup; and testing manual electronic devices. Hand-held equipment should also be tested for operability.

Overfill prevention

Another part of a UST system important for release prevention is **overfill prevention**, which works by one of the following:

- shutting off flow into a tank when it is 95% full
- restricting the flow into the tank either when it is 90% full or 30 minutes before overfill
- triggering an alarm when the tank is 90% full or one minute before overfill

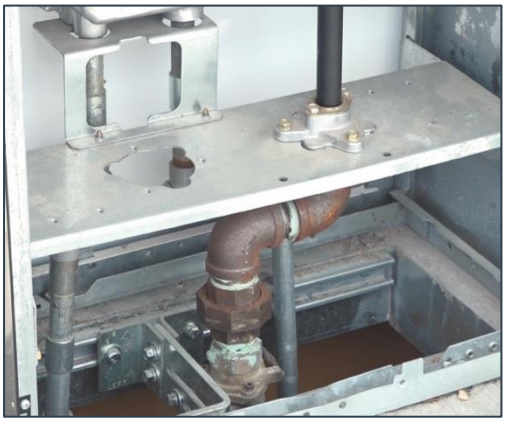
Example of an overfill alarm with attached emergency shutoff

The main methods used for overfill prevention are **automatic shut-off devices** and **overfill alarms**. Overfill alarms are connected to an ATG. Though ball valves had previously been an accepted form of overfill prevention, new installations of ball valves are no longer allowed and can only remain in use if proven to be effective.

Overfill-prevention equipment must be inspected at least once every three years, and must be inspected or tested within 30 days of any repair. For UST systems in use on or before July 6, 2020, initial inspections must take place by Oct. 13, 2021. Records related to repairs must be retained until the system is permanently closed or undergoes a change-in-service, and other inspection and testing records must be retained for three years.

Shear valves

Shear valves are critical for release prevention and safety. They are placed on the product line to the dispenser, and if the dispenser is damaged, such as by fire or collision from a car, the shear valve closes so that product is contained below the dispenser and will not be released as a result of the damage.



Example of a shear valve properly bracketed to concrete island

Inventory control

Inventory control is a process of comparing the measured amount of fuel in your tank to the amount of fuel you should have based on deliveries and the amount dispensed. Regular inventory control is required regardless of the release-detection method used. Readings must be taken and reconciled at least once every operating day. For UST systems that do not dispense regularly, readings should be taken at least once every 30 days. The water level should be checked and recorded at least once a month.

Regardless of what other release-detection methods you use, inventory control is a critical tool for finding releases and other issues. Unlike monthly release tests, inventory control can tell you quickly if you might have a release. It also allows you to see trends over time in a way other release-detection methods do not. This has helped facilities identify issues such as meters in need of calibration, poor practice in delivery, and even theft. Inventory control is the fastest and broadest diagnostic tool you have, and using it properly can save you time, effort, and money.

Sample excerpts are included on page 26 as examples of forms used for inventory control, but you will want to familiarize yourself with the forms used at your facility.

Fuel in a tank can be measured two ways. Many tanks are equipped with ATGs, which can give you the current level of fuel in your tank at the push of a button. Many ATGs are capable of measuring the water level in the tank as well. The other method is gauging manually, or sticking the tank. Even if you have an ATG, it's a good idea to keep a stick for gauging your tank. It allows you to check your ATG readings and continue performing inventory control if the ATG malfunctions, and it's best to check the water level in a tank by more than one method, especially if that tank contains an ethanol blend.

The fuel level in a tank should be checked once a day as well as before and after deliveries. Regardless of which method you use to measure the fuel level in your tank, it's best to measure at around the same time every day. Do not measure the fuel level while fuel is being added to or removed from the tank.

If you are manually gauging the fuel level, you will need a gauge stick made of non-sparking material such as varnished wood. The tip should be intact, and the stick should be marked to 1/8inch divisions and straight, not warped or bowed. For water tests, you will need water-finding paste, and fuel-finding paste is recommended when gauging your tank to give more accurate results.

To stick your tank, start by applying fuel paste if you are using it. Put it on a section of about six inches where you think the fuel level will be. Lower the stick slowly down the drop tube, and be consistent in which side of the drop tube you go down when sticking the tank. Gently touch the tip of the stick to the bottom of the tank, and then quickly remove the stick from the tank. Record the reading to the nearest 1/8-inch on the daily inventory sheet. The daily reading should be recorded under "end-stick inches." For further assistance, videos on properly sticking a tank are available on the KDHE and SBEAP websites.

For your monthly water test, you will use mostly the same procedure, except instead of applying fuel-finding paste around where you expect the fuel level to be, you will apply water-finding paste near the bottom of the stick. Make sure the water-finding paste you use is designed for your fuel blend. You may want to try a few different water-finding pastes, especially if you use an ethanol blend, as some are more accurate than others. Some water-finding pastes designed for ethanol are sensitive enough to moisture they may begin to change colors in humid air. If this happens, take the stick inside for a few minutes. Cooler, dryer air will allow some of the excess moisture to evaporate, turning the paste back to its original color except where it was actually exposed to liquid water.

The fuel level should be measured before and after delivery. This uses the same method to stick, but you will need to wait until five minutes after the delivery is finished to take your "after-delivery" reading. No fuel should be added or removed from the tank during this waiting period or while taking measurements, and no fuel should be dispensed during the delivery. Record the stick readings in "inches of fuel before delivery" and "inches of fuel after delivery."

At the same time you measure the fuel level for the day, you will need to record the amount of fuel dispensed. This can be done either by reading the totalizers in each dispenser fed by the tank or by printing a record from the cash register, if your system is set up to do so. If you use the sales report from the cash register, you will need to ensure no fuel is dispensed between

reading the fuel level in the tank and printing the sales report. Totalizers are located inside the dispenser cabinets. Be sure to read the totalizers for each dispenser that pulls from the tank.

Finally, you will need to record the amount of fuel delivered during the day, if any, based on drop tickets, or receipts from the delivery company. Be sure to keep these drop tickets — you must retain drop tickets for 12 months.

The amount of fuel dispensed is usually available on the point of sale.

Next you will need to convert your fuel measurements to gallons. If you are using an ATG, this is most likely done for you automatically. If not, you will need the tank chart for your tank. For each possible stick reading, this chart will have the volume of fuel in the tank in gallons. Convert your stick readings into gallons and record.

Subtract gallons of fuel before delivery from gallons of fuel after delivery to get gallons delivered (stick). Compare this to gross gallons delivered. These numbers should be close; if not, contact your supplier.

Next, you will need to copy some of the day's numbers over to the 30-day inventory record. The start-stick inventory (gallons) will always be the end-stick inventory (gallons) from the previous day. Record gallons delivered based on your stick readings, not the drop ticket, and record gallons pumped based on the sum of the totalizer readings. To get the book inventory for the day, take the start-stick inventory, add gallons delivered, and subtract gallons pumped. Next, record the end-stick inventory in both inches and gallons. Your daily over or short is the difference between the book inventory and the end-stick inventory. If the book inventory is higher, then the number will be negative (short), and if it is lower, the number will be positive (over). Initial the row for that day.

At the end of each 30-day period, you will need to calculate your changes over that period. First, you will need to calculate your leak-check number. Add together every day's gallons pumped for the 30-day period and drop the last two digits. Add 130 to this number to get your leak check. Add up the overs and shorts for the 30-day period, being careful of the positives and negatives, and compare this number to your leak check. If the net over or net short is higher than the leak-check number, circle yes; if it is lower, circle no. If "yes" is marked two months in a row, you will need to notify KDHE as soon as possible.

DAILY INVENTORY WORKSHEET

FACILITY NAME: LAST CHANCE #2 YOUR NAME: JON DOE DATE: 9/22/20

TANK IDENTIFICATION	1	2	3	4	
Type of Fuel	REG UNL	PREM UNL	DIESEL	MID UNL	
Tank Size in gallons	6,000	6,000	6,000	10,000	
END STICK INCHES	41 1/4	58 7/8	69	86 1/2	
AMOUNT PUMPED	↓	↓	↓	↓	↓
Totalizer Reading	24,383	30,798	92,485	44,013	
Totalizer Reading (5 more rows like this)	55,138	11,017			
TODAY'S SUM OF TOTALIZERS	79,521	41,815	162,663	82,987	
Previous Day's Sum of Totalizers	78,271	40,260	161,663	82,584	
AMOUNT PUMPED TODAY	1,250	1,555	1,000	403	
DELIVERY RECORD	↓	↓	↓	↓	↓
Inches of Fuel Before Delivery	13 7/8			49 7/8	
Gallons of Fuel Before Delivery (from tank chart)	537			5,246	
Inches of Fuel After Delivery	41 1/4			86 1/2	
Gallons of Fuel After Delivery (from tank chart)	2,672			9,423	
GALLONS DELIVERED (STICK) [Gallons "After" - Gallons "Before"]	2,135			4,177	
GROSS GALLONS DELIVERED (RECEIPT)	2,100			4,200	

MONTHLY INVENTORY RECORD

TANK IDENTIFICATION & TYPE OF FUEL: 4 MIDGRADE UNL MONTH/YEAR: 9/20

FACILITY NAME: LAST CHANCE #2 DATE OF WATER CHECK: 9/1 LEVEL OF WATER (INCHES): 0

DATE	START STICK INVENTORY (GALLONS)		GALLONS DELIVERED		GALLONS PUMPED		BOOK INVENTORY (GALLONS)	END STICK INVENTORY (INCHES)	(GALLONS)	DAILY OVER (+) OR SHORT (!) ["End" - "Book"]	INITIALS
1	3117	(+)	----	(-)	238	(=)	2879	31 1/8	2790	-89	JD
2	2790	(+)	6134	(-)	117	(=)	8807	80	8844	+37	JD
3	8844	(+)	----	(-)	127	(=)	8717	78 1/8	8732	+15	JD
4	8732	(+)	----	(-)	182	(=)	8550	77 1/2	8591	+41	JD
...31	7811	(+)	----	(-)	116	(=)	7695	68	7690	-5	JD
			TOTAL GALLONS PUMPED >		6594				TOTAL GALLONS OVER OR SHORT >	-74	

DROP THE LAST 2 DIGITS from the TOTAL GALLONS PUMPED number and enter the first numbers on the line below. Total Gallons Pumped amounts less than 100 gallons round to zero (0).

↑ COMPARE THESE NUMBERS ↓

***LEAK CHECK 65 + 130 = 195 gallons

Is "TOTAL GALLONS OVER OR SHORT" LARGER than "LEAK CHECK" result? YES (NO) (circle one)

If answer is YES for 2 MONTHS IN A ROW, notify KDHE as soon as possible. Call the district office or UST Program Staff in Topeka at 785 296-8061 KEEP THIS PIECE OF PAPER ON FILE FOR AT LEAST 1 YEAR

Shortened example of completed daily and monthly inventory control worksheets

Walk-through checklist

KDHE now requires facilities to complete monthly and annual checks as part of regular walkthrough inspections. Though a facility may have a contractor perform these routine checks, one is not required for these, and they can be completed by an A/B operator or a C operator being overseen by an A/B operator. Owners and operators shall maintain records of operation and maintenance walk-through inspections for one year. Records shall include a list of each area checked, whether each area checked was acceptable or needed action taken, a description of actions taken to correct an issue, and delivery records if spill-prevention equipment is checked less frequently than every 30 days due to infrequent deliveries.

Monthly checks should be conducted no more than 30 days apart. Not all tasks on the checklist will apply because not all facilities have all the equipment mentioned, but those that apply to your facility are required. The walk-through checklist includes tasks already listed, such as monthly release detection checks, and some additional tasks:

Monthly checks

- Spill-prevention equipment — visually check for damage; remove liquid or debris; check for and remove obstructions in the fill pipe; check the fill cap to make sure it is securely on the fill pipe; and, for double-walled spill-prevention equipment with interstitial monitoring, check for a leak in the interstitial area.
- Release-detection equipment — check to make sure the release-detection equipment is operating with no alarms or other unusual operating conditions present; and ensure records of release-detection testing are reviewed and current.
- If the system has impressed current cathodic protection - checked rectifier for normal operation and record Amps/ Volts/Hours if present, once every 30 days

Annual checks

- Containment sumps — visually check for damage, leaks to the containment area, or releases to the environment; remove liquid (in contained sumps) or debris; and, for double-walled sumps with interstitial monitoring, check for a leak in the interstitial area.
- Hand-held release-detection equipment — check devices such as tank gauge sticks or groundwater bailers for operability and serviceability.

Partial exclusions

Field-constructed tanks with a capacity of 50,000 gallons or less and other partially excluded tanks must meet the release-detection requirements described above. Field-constructed tanks with a capacity of greater than 50,000 gallons may use one of the above methods or certain modified versions. An ATG may be used that can detect a leak at one gallon per hour or less, combined with tank-tightness testing every three years, or an ATG detecting two gallons per hour or less can be used with tank-tightness testing every two years. The owner or operator can also use vapor monitoring for a tracer compound in the tank system, as long as vapor monitoring can detect a leak rate of 0.1 gallons per hour and is performed at least every two years. Alternatively, inventory control, performed in such a way as to detect a leak of 0.5% or less of flow-through (in accordance with Department of Defense Directive 4140.25; ATA Airport Fuel Facility Operations and Maintenance Guidance Manual) can be used when combined with either a tank-tightness test every two years that can detect a 0.5-gallon-per-hour leak rate or vapor monitoring conducted every 30 days.

Release detection for piping can be included in some of the options already mentioned. Vapor monitoring every two years or monthly with inventory control meets the requirement for release detection in piping with no need for modification. Inventory control with line-tightness testing at least every two years is also an option. Semiannual or annual line-tightness testing alone can meet the requirement as long as the system meets the following standards:

MAXIMUM LEAK-DETECTION RATE PER TEST-SECTION VOLUME

Test-section volume (gallons)	Semiannual test — leak-detection rate not to exceed (gallons per hour)	Annual test — leak-detection rate not to exceed (gallons per hour)
<50,000	1.0	0.5
≥50,000 to <75,000	1.5	0.75
≥75,000 to <100,000	2.0	1.0
≥100,000	3.0	1.5

Piping segments with a volume of 100,000 gallons or greater that cannot meet the maximum 3.0-gallon-per-hour leak rate for the semiannual test may be tested at a leak rate up to 6.0 gallons per hour according to the following schedule:

PHASE-IN TESTING FOR PIPING SEGMENTS ≥ 100,000 GALLONS IN VOLUME

First test	Not later than Oct. 13, 2021, and shall use up to 6.0-gallons-per-hour leak rate.
Second test	Between Oct. 13, 2021, and Oct. 13, 2024, and shall use up to 6.0-gallons-per-hour leak rate.
Third test	Between Oct. 13, 2024, and Oct. 13, 2025, and shall use 3.0- gallons-per-hour leak rate.
Subsequent tests	After Oct.13, 2025, begin using semi-annual or annual line testing according to the Maximum Leak-Detection Rate Per Test-Section Volume table found in 40 C.F.R. 280.252.

Walk-through inspections are required for any regulated UST system, with two additional items for airport hydrant systems. The hydrant pits must be checked visually for any damage or leaks, any liquid or debris should be removed, and hydrant piping vaults should be checked for piping leaks. These checks should be made monthly unless they require confined-space entry, in which case they should be made annually.

Record-keeping

The owner or operator must maintain records relating to multiple aspects of release detection. Any performance claims and their justification must be maintained for five years from the date of installation. These could include documentation from the manufacturer, or testing by the manufacturer or the contractor. If vapor monitoring is used, this includes records of the site assessment ensuring the requirements to use vapor monitoring are met. Records of site assessments developed after July 6, 2020 shall be signed by a professional engineer or professional geologist, or equivalent licensed professional with experience in environmental engineering, hydrogeology, or other relevant technical discipline that KDHE determines to be acceptable.

Results of annual operation tests must be maintained for three years and should

- list each component tested
- indicate whether each component tested was found to be in proper working order according to manufacturer's instructions or a code of practice developed by a nationally recognized association or independent testing laboratory, or needs to have action taken
- describe any action taken to correct an issue.

Results of tank-tightness testing, line-tightness testing, or vapor monitoring using a tracer compound must be retained until the next test of that kind is conducted. Written documentation of all calibration, maintenance, and repair of release-detection equipment permanently located on site shall be maintained for at least one year after the servicing work is completed. Any schedules of required calibration and maintenance provided by the release-detection equipment manufacturer shall be retained for five years from the date of installation. Results of any other sampling, testing, or monitoring must be maintained for at least one year.

Chapter 6: Aboveground parts of an Underground Storage Tank System

Dispenser

The **dispenser cabinet** houses several important components of a UST system, such as meters, filters, time delays, and calibration. The shear valve is usually placed at the bottom, just in the under-dispenser containment. Though there are few formal compliance requirements regarding dispensers, you should visually inspect your dispenser cabinets regularly to check for leaks in the under-dispenser containment.

Inside of a dispenser cabinet

Vent lines

UST systems are closed as much as possible, but they need to take in air as they are emptied, and release air during delivery to maintain pressure. Failure to maintain a relatively constant pressure can result in severe damage to the UST system or delivery trucks. USTs have **vent lines** attached, with pressure/vacuum valves at the other end to allow the tank to take in or release air as needed while remaining closed when the tank is not active.

Vent lines don't generally need much maintenance, but you should still visually inspect them regularly to check for damage. Holes in the piping allow vapor to vent freely rather than being contained by the valve at the end. Bacteria feed on vapors of certain types of fuel — most commonly ultra-low-sulfur diesel (ULSD) and ethanol. Obstructions in the vent lines can cause delivery or dispensing to be unusually slow.

Example of vent line positioned above awning

Vapor recovery

Delivering product to and dispensing it from tanks can allow vapors to escape into the air. **Vapor recovery** can greatly reduce the release of vapors into the air by capturing them and moving them back into either the delivery truck or the UST. **Stage I vapor recovery** is required for all gas stations, but **stage II** is only required in certain cities.

Stage I vapor recovery occurs while a UST is being filled. In most cases, one hose connects from the bottom of the tank to the port in the spill bucket to deliver product, while another hose connects a different port at the top of the tank to the top of the tanker.

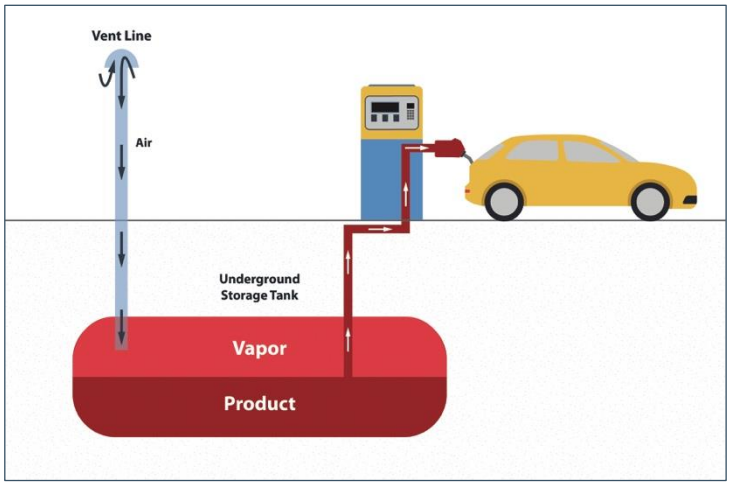


Diagram of the flow of vapor in a UST system

Otherwise, a coaxial vapor recovery system, which connects at one point and has hoses to both the bottom and the top of the tanker, may be used. The vapors from the tank are collected, compressed back into liquid, and added back to the tanker.

Product delivery using Stage I vapor recovery

Stage II uses a similar mechanism, but it collects vapors from the nozzle when fuel is being dispensed. A specially designed nozzle captures vapors, which are then fed back into the UST. Many sites were set up to install this under the assumption it would soon be a requirement. Since this never happened, some of these were never fully connected, and the piping installed to accommodate them is a source of water intrusion.

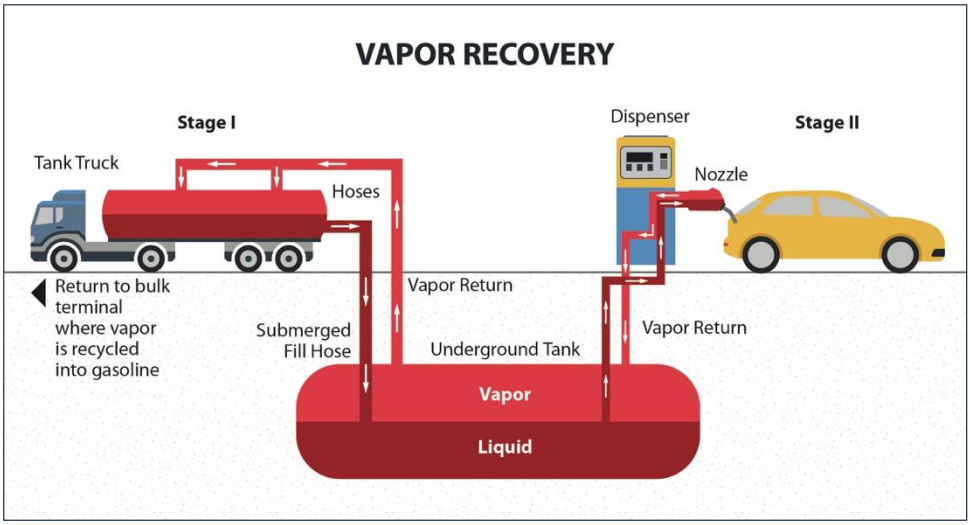


Diagram of stage I and stage II vapor recovery

Chapter 7: Operator Training

Technology has made UST system components more durable and made release detection easier and more accurate, but the management of any UST system is still only as good as the understanding of the operators. All UST systems must designate at least one Class A or Class B operator, and Class C operators as necessary, except for unmanned facilities, which have slightly different requirements. Operators must be trained within 30 days of assuming duties and must be retrained every four years, and Class C operators must be trained before they can be made responsible for responding to emergencies. KSFMO requires annual retraining on emergency procedures.

A Class A/B operator can be designated for up to seven facilities, which must be visited at least once a week. Designated Class A/B operators must be able to get to any of their facilities within four hours in the event of an emergency. These operators are responsible for training the Class C operators and providing them with written procedures for the following:

- Preventing overfill during delivery
- Operating emergency shut-off systems
- Responding to all alarms
- Reporting leaks, spills, or releases
- Performing any other emergency procedures for the facility
- Contacting necessary personnel in case of a leak, spill, release, or alarm

Class A operators are responsible for obtaining UST permits from KDHE and working with contractors during installations, repairs, and upgrades. They are typically owners or managers in large companies or governmental organizations, and are usually responsible for managing resources and work assignments to maintain compliance with regulations.

Class B operators are responsible for ensuring their facility's compliance on a day-to-day basis. They generally manage basic maintenance, operations, and record keeping. Specifically, they are responsible for overseeing release-detection reporting and inventory control.

Class C operators are responsible for the initial response to emergencies due to a spill or release from a UST system. These are generally the people overseeing the dispensing of regulated substances. At a minimum, Class C operators must understand response procedures for emergencies such as spills, overfill, or fire. Ideally, they should have a basic working knowledge of the different elements of a UST system including its function, location, and signs of malfunction. Anyone who may be responsible for responding to emergencies or overseeing the dispensing of product must be trained as a Class C operator.

Training for all three classes must be documented. Class A/B operators can attend in-person training or take an online course. Both options provide the operator with a certificate of training, which should at least document the name of the trainee, date of the training, class of the operator, and trainer or examiner's name, company, address, and phone number. Class C operators are trained by Class A/B operators. Records of classroom or field training, including training of a Class C operator by a Class A/B operator, should be signed by the trainer, and records of computer-based training should include the name of the training program and its web address, if internet based. Retraining records for Class A/B operators should document areas included in retraining.

Since they cannot practically be attended by a trained operator whenever in use, unmanned operations such as card-access facilities must instead post signs with critical information in case of problems. Unmanned facilities must clearly post emergency shut-off procedures; name, address, and phone number of the Class A/B operator; and name and phone number of local emergency responders, including 911 personnel.

Chapter 8: Release Reporting and Response

Releases from USTs can be difficult to contain. Aboveground releases can quickly lead to dead vegetation and contaminated surface waters, and petroleum products are particularly difficult to remove from soils and pavement. Underground releases are even harder to contain and correct, often requiring removal of contaminated soil, which can be time-consuming and costly. Fast responses to releases and suspected releases are critical.

Removal of a tank with evidence of external corrosion

What should I report?

Determining the extent of an underground release is a challenge, so KDHE requires all underground releases be reported. You also need to report if you have evidence of a release, even if you have not confirmed it. It will not cause a problem if it turns out you do not have a release, but waiting to confirm a release can mean more loss and more extensive cleanup.

Product on the ground, indicating a spill or release

Several things can indicate a possible release and need to be reported to KDHE as evidence of such. Finding free product on or near the site without a confirmed source (a spill), whether in the soil, in a basement, in sewer or utility lines, or on nearby surface water, indicates a release that needs to be addressed. Operators should also watch for unusual operating conditions such as erratic behavior of product-dispensing equipment, sudden loss of product, unexplained water in the tank, or liquid in the secondary containment. In these cases, the facility does not need to report to KDHE if the issue is found and is confirmed not to be releasing product, is immediately repaired or replaced, if an alarm was due to another cause such as a power surge or filling the tank during release-detection testing, or if any liquid found in the secondary containment that should not be there is fully contained and removed immediately.

Example of a spill kit typically used to clean spills related to USTs

Surface spills or overfills of 25 gallons or more, or those that cause a sheen on surface waters must be reported to KDHE. Accidentally dumping a gallon or two of product on pavement does not require a call to KDHE. For spills under 25 gallons that do not cause a sheen on surface waters, you can simply clean the spill yourself. In this case, the spill must be cleaned immediately, and if it cannot be cleaned within 24 hours, then KDHE must be notified.

When in doubt, report — if anyone is going to call KDHE, it's better if it's you.

WHAT DO I DO IF I HAVE A RELEASE?

IMMEDIATELY
• Prevent further release • Identify and mitigate hazards • Attempt to isolate the portion that is leaking

WITHIN 24 HOURS
• Report suspected or confirmed release to KDHE

From this point, KDHE will decide the timeline and what is required based on the nature of the release. This is a typical timeline, but not all responses will follow it.

WITHIN 7 DAYS
Perform tightness test, confirm whether a release occurred

Tightness test fails and a release is confirmed

Replace any faulty equipment

Immediately once release is confirmed:
• Initial Abatement
• Determine whether free products is present

WITHIN 20 DAYS
Submit report to KDHE with initial findings and abatement measures

WITHIN 45 DAYS
Submit report to KDHE detailing the nature and estimated quantity of the release and corrective actions taken, including removal of free product if found

Tightness test passes and there is evidence of environmental contamination

You will need a site check

Site check confirms release

Site check indicates no release has occured

No further action is required

Tightness test passes and there is no evidence of environmental contamination

No further action is required, though it would be best to investigate why you had evidence of a release

KDHE may require further investigation or corrective action, in which case the owner and operator will develop a corrective action plan and have it approved by KDHE.

UST releases should be reported to the Leaking Underground Storage Tank Unit at 785-296-6768 or to the appropriate district office for your area.

Spills of 25 gallons or more, or those that cause a sheen on water, should be reported to 785-296-1679. When in doubt, report-- it's better to call KDHE than to have someone call them about you.

How to respond

The first priority is to keep people safe. Call 911 if there is a fire or if anyone has been injured.

Call KDHE — have as much of the following information as possible:

- Name, address, phone number of person in charge of the site, and of the owner or operator
- Date, time, location
- Duration of the spill or release
- Source and cause of the spill or release
- Description of the event, including product
- Type of product released
- Estimated volume of the spill or release
- Any actions taken to mitigate damage from the spill or release

If you are not the A/B operator, call the A/B operator responsible for your site. Contact information should be easily available.

Suspected releases

All suspected or confirmed releases must be reported to KDHE within 24 hours. The owner or operators must also take immediate action to prevent any further release of a regulated substance into the environment, and must identify and mitigate fire, explosion, and vapor hazards. You will need to isolate the portion of the system you think is leaking. Some of these procedures may require a contractor, but on-site personnel should take steps such as bagging a faulty dispenser to indicate it is out of order, stopping fuel flow to equipment that is releasing product, or refusing delivery if a tank or product piping may be leaking.

For a suspected release, you will then need to perform a tightness test on the portion of the system suspected to be leaking. A Kansas-licensed contractor must perform any tightness testing and submit the required paperwork to KDHE. All suspected releases must be investigated, and the owner or operator must confirm whether a release occurred and notify KDHE within seven days.

If testing does not indicate a release occurred, and no environmental contamination was observed, then no further investigation is required, though you should try to find out why you had evidence of a release — for example, if the release detection failed, you will want to ensure your release-detection system is functioning properly. If testing does not indicate a release occurred, but a release was suspected because of environmental contamination such as dead vegetation, free product on groundwater, or vapors found off site, then you will need to proceed to a site check. If results of the site check indicate no release has occurred, then no further action is required. If the test fails, you will need to have any faulty equipment repaired or replaced. If the failing equipment does not meet new standards (for example, piping without secondary containment), you may need to upgrade the system. If you cannot bring it into compliance by repairing, replacing, or upgrading equipment, the UST will have to be closed.

Confirmed releases — initial abatement

Once a release is confirmed, owners and operators must begin initial abatement measures to reduce and reverse environmental harm as much as possible. First, they must remove as much

of the regulated substance as they need to in order to prevent further release to the environment. For operators, this will usually consist of soaking up released product using spill pads and sorbents, and possibly using a boom to contain free product on water. They will need to visually inspect any aboveground releases or exposed belowground releases, and prevent the released substance from moving further into the soil or groundwater. The owner or operator will need to continue monitoring any hazards resulting from vapors or contaminated soil such as explosion hazards, inhalation, and further environmental damage, and must solve these issues as is possible, e.g., by removing contaminated soils. If you do need to treat or dispose of soils, be sure to check any state or local requirements.

Example of initial abatement: use of booms and spill pads to contain a spill

The owner and operator will need to continue assessing presence of product on the site by sampling and measuring as necessary. They will also need to investigate to determine whether or not free product may be present, and if so, begin free-product removal as soon as possible. A report must be sent to KDHE detailing these steps and initial findings within 20 days of confirming the release. Owners and operators should also start assembling data on the nature and estimated quantity of release. A report of these additional findings and corrective actions should be submitted to KDHE within 45 days.

If there is evidence of possible groundwater contamination or free product that needs to be removed, the owners and operators will need to investigate further. KDHE can also request this investigation in writing. This information must be submitted to KDHE as soon as practicable or on a schedule determined by KDHE in writing.

Any free product, including contaminated soils, must be removed and disposed. Within 45 days of confirming the release, a report must be submitted to KDHE describing any free product observed and the measures taken to remove and dispose of it.

If additional action is needed to treat or remove contaminated soil or groundwater, or to avoid further contamination, the owners and operators must develop a **corrective action plan** and have it approved by KDHE. Corrective action, including cleanup, includes action taken beyond initial abatement such as more involved remedial action. Owners and operators can determine on their own this is necessary for their site based on their investigation, or KDHE can notify them in writing when it is required.

For each release that requires a corrective action plan, KDHE will distribute a public notice, designed to reach those most directly affected by the release, and the planned corrective action. Before approving a corrective action plan, KDHE may hold a public meeting for comments on the proposed plan if there is enough public interest, or if KDHE decides it is necessary for some other reason. Members of the public may obtain site-release information and decisions

concerning the corrective action plan by requesting them from KDHE. The public will also be notified if an approved corrective action plan does not achieve the intended results.

KDHE may modify the plan before approval. The owners and operators must then monitor, evaluate, and report results of implementing the plan in accordance with a schedule and in a format established by the department in writing.

In order for the cleanup process to be faster and more effective, owners and operators may begin cleanup before receiving approval, as long as they notify KDHE of their intention to do so; comply with any conditions imposed by the department in writing, which may include stopping or modifying initial cleanup activities; and incorporate these self-initiated cleanup measures in the corrective action plan that is submitted to the department for approval. Otherwise, owners and operators must wait for KDHE's approval before they can begin cleanup procedures.

Chapter 9: Renewals, Change in Service, Change of Ownership, and Closures

Renewals

All USTs must be registered with KDHE and have valid permits. Permits are valid from Aug. 1 to July 31 of every year, and renewal notices are sent around March 15. Owners must review their renewal notices, make any necessary changes, and return them to KDHE with payment of a $25 per tank fee by April 30. Failure to renew by April 30 will result in a late fee of $50 per tank, and an additional $100 per tank will be charged for renewals submitted on or after Aug. 1. KDHE will not issue permits for non-compliant tanks. If you do not receive a permit by the end of June, and you do not receive a letter explaining why, contact KDHE.

Why do I need a permit for my tank?

Vendors cannot legally deliver product to a tank that does not have a permit posted, so failure to renew a permit could cause serious disruption to your business. Permitting also qualifies your tanks for the Kansas State Petroleum Trust Fund.

Renewals, permits, and other forms can now be submitted online. Facilities have accounts in KEIMS, KDHE's database for permitting and other environmental requirements and reports. Property and tank owners and operators can sign up as users, as well as contractors, consultants, businesses, facility operators, entities receiving grant funding or technical assistance, and others, allowing multiple people to submit forms and reports according to their roles. Owners and operators can also pay fees using the KEIMS portal as well as via check or by credit card over the phone. For more information or to access KEIMS, go to kdheks.gov/ber/keims.html.

Change of ownership

When a UST changes hands, the **change of ownership** must be reflected in the permit. You would not want to be liable for a tank someone else is operating, nor would you want to find yourself unable to renew the permit because it was not in your name. The original owner must submit a transfer-of-permit form to KDHE at least seven days before transfer of ownership or operational responsibility, signed and notarized, with applicable fees. This must include a copy of a legal document showing ownership transfer such as a warranty deed, real estate contract, bill of sale, or certificate of merger. Note that these documents become public record, but you can obscure the sale price before submitting if you wish. The new owner will also have to submit the following:

- Certificate of third-party liability insurance
- Release-detection methods to be used
- Results of any required tightness or corrosion testing of the tank or lines or function test
- A/B operator training certification
    - New operators should be certified as soon as possible as it is required within 30 days.

KDHE will not process the transfer until all of these documents are received. Failure to submit all documents within 30 days may result in a fine or other penalty.

Temporary closure

If an owner chooses to stop operating a permitted UST but does not want to permanently remove it from service, there is the option to **remove it from service temporarily**. This is usually done to give the owner or operator time to bring the tank into compliance, e.g., through repairs or upgrades. The owner of a tank in temporary closure is still required to maintain financial responsibility, operate corrosion protection and release detection, and pay annual registration fees. In order to change the status of a tank to temporarily out of service, the owner must take these steps:

- Notify KDHE in writing of the status change
- Notify insurance of the change and that the tank will not be storing hazardous materials during this time
- Secure access to the tank via locks on dispensers, spill buckets, etc.

If a tank is temporarily closed for three months or more, the owner or operator must also leave vent lines open and functioning, and cap and secure all other lines, pumps, manways, and ancillary equipment.

A tank in temporary closure must be in compliance with standards, except those pertaining to spill and overfill prevention, within 12 months. If it is not in compliance by this time, the owner or operator can request an extension of 12 months, but if the tank is not in compliance by the end of this period, the tank must be permanently closed and removed. A site assessment is required before an owner or operator can apply for a 12-month extension. Before returning a temporarily-out-of-service tank to service, KDHE may require testing of lines, tanks, release detection, or cathodic protection.

UST being removed from service

Permanent closure and change-in-service

If a tank can no longer meet the requirements for storage of regulated substances, it must either be closed or undergo a **change-in-service**, meaning it can be used to store non-regulated substances. KDHE must be notified at least 30 days before a tank is permanently closed or before a change-in-service, unless the action is related to corrective action. Any liquids and accumulated sludges must be removed.

When **permanently removing a tank from service**, the owner must either remove the tank or **abandon it in place**, meaning it is filled with inert material and left in place. Both methods require a site assessment. For a tank removal, KDHE field staff may be able to conduct a site assessment at no cost to the owner, given adequate notice. If the site assessment finds contaminated soils, contaminated groundwater, or free product as a liquid or vapor, corrective action is required. Abandonment in place requires a Phase II site assessment, for which the owner will need to hire an environmental professional. Closure by removal or by filling with inert material requires a licensed contractor, who must submit the completed permanent-tank-abandonment form to KDHE within 15 days of permanently closing the tank.

Closure records, such as those relating to site assessments and contractor work, must be maintained for at least three years by the owners and operators who removed the UST from service, the current owners and operators, or by KDHE, after submittal via mail if the records cannot be kept at the site. KDHE prefers owners retain these records for at least five years, and it is good practice for owners to keep them permanently to protect from liability in future developments.

KDHE can request, in writing, the owner and operator of a UST system with field-constructed tanks or an airport hydrant system permanently closed before July 6, 2020 assess the excavation zone and follow the closure procedure outlined above, if they determine a release from the UST poses a current or potential threat to human health and the environment.

Chapter 10: Financial Responsibility

UST owners are required to demonstrate **financial responsibility**, meaning they are capable of covering costs related to corrective action needed in response to a release, compensating third parties for bodily injury and property damage caused by sudden or accidental release, and compensating third parties for bodily injury and property damage caused by non-sudden accidental releases. Some costs associated with corrective action may be covered by the Kansas Petroleum Storage Tank Release Trust Fund, but not all, and third-party claims are not covered by the trust fund. State and federal government entities whose debts and liabilities are the debts and liabilities of a state are exempt from this requirement.

Insurance coverage for **third party liability**, in compliance with the Kansas Storage Tank Act, can be arranged through your current insurance agent. Your agent should contact the servicing carrier through its representative. Note these assurances exclude legal defense costs and do not limit the liability of the owner or operator. If the owner and operator are not the same person, only one of them needs to demonstrate financial responsibility, but both are liable for noncompliance.

The amount of coverage required for corrective action and third-party claims depends on the amount of fuel pumped from the UST system each month. Owners or operators who pump an average of more than 10,000 gallons a month based on annual throughput from the previous calendar year must carry at least $1,000,000 of coverage per occurrence, and those who pump an average of less than 10,000 gallons a month must carry at least $500,000 of coverage per occurrence. For owners or operators of multiple tanks, the number of tanks for which they are financially responsible is also a factor. Those responsible for one to 100 tanks must carry aggregate coverage of at least $1,000,000, and those responsible for 101 or more tanks must carry coverage of at least $2,000,000. Though UST often refers to an entire system that may contain multiple tanks, financial responsibility is determined based on the number of individual containment units, not connected systems.

An owner or operator may use different mechanisms to cover different portions of financial responsibility, but the mechanism or combination of mechanisms for each of the types of costs covered (corrective action, third party claims for sudden release, and third-party claims for non-sudden release) must meet the minimum requirement for the tank or group of tanks. For example, if an owner of more than 100 tanks uses one mechanism to cover corrective action for all of them, and a different mechanism to cover third party claims for all of them, each of those mechanisms still has to cover $2,000,000.

However, if a single owner or operator of multiple tanks has different mechanisms for different tanks, the aggregate financial responsibility is determined by the number of tanks covered by the mechanism. For example, if an owner has one tank with an average monthly throughput of less than 10,000 gallons covered entirely by one mechanism, and six tanks covered by another mechanism, the financial responsibility that must be covered by the first mechanism is $500,000, and by the second mechanism is $1,000,000, leaving that owner with a total financial responsibility of $1,500,000.

Mechanisms for demonstrating financial responsibility

Besides the third-party liability insurance discussed previously, owners of USTs can use any of the alternative mechanisms listed in K.A.R. 28-44-27 to cover third party claims for personal injury and bodily injury:

- Financial test of self insurance — based on the net worth of the owner, operator, and/or guarantor
- Guarantee — based on the net worth of a guarantor
- Insurance and risk retention group coverage — a separate insurance policy or an endorsement to an existing insurance policy
- Surety bond
- Letter of credit
- Trust fund (no relation to Petroleum Storage Tank Release Trust Fund)
- Standby trust fund

Local government UST owners and operators may use any of the mechanisms described above or any of the following:

- Local government bond rating test
- Local government financial test
- Local government guarantee
- Local government fund

Chapter 11: Kansas Petroleum Storage Tank Release Trust Fund

The Storage Tank Act establishes two separate trust funds to assist owners and operators of storage tanks with the cost of remedial actions. Both funds are designed to provide financial assistance to owners and operators of facilities where contamination from petroleum storage tanks has occurred. The trust funds are financed from a $.01 fee placed on each gallon of petroleum (except aviation fuel) product manufactured in or imported into the state. Outlined below is a brief summary of the program.

Who qualifies for reimbursement from the state trust fund

- Owners or operators of underground and aboveground storage tanks; and private businesses, and local and state governments who own/operate petroleum storage tanks are eligible.
- To be eligible, contamination at the site must have been discovered on or after Dec. 22, 1988.
- Owners or operators of farm or residential tanks of 1,100 gallons or less, and tanks used to store heating oil at a single-family residence may qualify for reimbursement

Who does not qualify for reimbursement

- The federal government
- Owners or operators who meet the federal criteria for self-insurance, and whose leaking tank is located on a facility that is engaged in the refining or production of petroleum
- Owners or operators who knowingly allow a release of petroleum to occur, or who do not cooperate in conducting the appropriate corrective action
- Owners or operators of storage tanks at pipeline facilities where releases have occurred

How to obtain reimbursement from the state trust funds:

- Submit an application for assistance from the appropriate fund.
- KDHE trust fund staff will prepare and provide the owner with a pre-approved corrective action plan at a time determined by the priority ranking system. The work-scope will be prepared to assist the owner or operator in obtaining the required competitive bids.
- Three bids for all work associated with the remedial action must be obtained and approved in writing by KDHE trust fund staff prior to the work being conducted.
- KDHE offers a bid-assistance program for those who prefer to have KDHE obtain bids for them.
- The applicant must sign a consent agreement with KDHE related to implementation of the corrective action under the applicable fund.

Compliance requirements:
All regulated storage tanks must be registered with KDHE and must be in compliance with inventory control, release-detection, and release-reporting requirements. Failure of a UST facility to comply with any of these requirements at the time they are approved for trust fund assistance may result in fines, though these issues can also result in a fine or other penalty at any other time as well through enforcement. Note that a facility can face fines associated with the trust fund and enforcement actions for the same issue—incurring a fine through the trust fund does not mean that the facility cannot face enforcement actions. Storage tank owners or operators who are not in compliance upon approval for trust fund assistance will be fined based upon the following:

- Failure to register storage tanks: $50.00 per tank
- Failure to maintain inventory control: $300.00 per tank (first violation)
- Failure to perform release detection: $2,000.00 per tank, $250.00 per line system
- Failure to immediately (within 24 hours) report a release: $2,500.00 per release
- Failure to cooperate with KDHE directives: $2,500.00 per site
- Operating STs without a permit: $2,000.00 per site
- Failure to provide financial responsibility (third party liability coverage) for underground storage tanks: $500 per UST

Petroleum storage tank release trust fund site ranking system:
Due to the overwhelming number of applications for assistance from the funds, KDHE has developed a ranking system that evaluates the risk associated with each site. This ranking system takes into account several factors related to each site to determine which sites pose the greatest risk to the public. Using the ranking system, KDHE assigns a score to each site. This score will establish the order in which sites are investigated and remediated. By using this method, KDHE can focus limited resources on resolving the greatest risks to the public.

Costs covered by state trust funds include the following:
(Cost must be pre-approved in writing by KDHE trust fund staff prior to the start of work.)

- Preparation of corrective action plans that address the extent of contamination
- Investigation and assessment of the contamination or petroleum release
- Disposal and treatment of contaminated soil, groundwater, and/or surface water
- Removal of contaminants from soil, groundwater, and/or surface water
- Monitoring of the soil, groundwater, and/or surface water, and maintenance of the monitoring equipment
- Restoration or replacement of public water supplies

Costs not covered by state trust funds include the following:

- Repair, removal, replacement, or disposal of tanks, product in tanks, lines, or dispensers
- Costs for the loss of business or costs for third party bodily injury or property damage
- Work or costs not approved in writing by KDHE trust fund staff prior to the work being conducted

Deductibles
The deductible for each release is $3,000 plus $500 for each tank (above and below ground) located at the site of the release.

Financial limitations of trust funds

- For each petroleum release: $2,000,000, minus the deductible.
- For owners or operators who own less than 100 tanks: a total annual amount of $1,000,000 for all sites owned or operated, minus any deductibles.
- For owners or operators who own more than 100 tanks: a total annual amount of $2,000,000 for all sites owned or operated, minus any deductibles.
- Reimbursement will not be provided for costs covered by insurance policies, warranties, or other financial assistance.

Summary of Inspection and Record-Keeping Requirements

REGULAR TESTING AND INSPECTIONS			
	Requirement	**Timing**	**Records**
Cathodic protection	Test	Every three years	Five years
Internal lining	Inspection	Every 5 years	Five years
Pressurized piping (if monthly release detection is not in use for piping)	Tightness testing	Annually	Until next test
Conventional suction piping (if monthly release detection is not in use for piping)	Line tightness testing	Every three years	Until next test
Containment sumps	If not double-walled and inspected as part of monthly walk-through — tightness testing	Every three years	Until next test
Automatic line-leak detector	Test by simulating a leak	Annually	One year
Release detection	Test for proper operation	Annually	Three years
	Monitor for releases	Monthly (submit SIR to KDHE monthly, other forms annually)	Three years
ATG	Maintain record of alarms, monthly status reports	Continuous	One year
Interstitial monitoring	Maintain log of inspections, alarms, etc.	Continuous	One year
Vapor monitoring using a tracer compound*	Test for release	Every two years	Until next test
Inventory control	Record and reconcile	Record every operating day, reconcile every 30 days, submit annually	One year (three is recommended)
	Water test	Monthly	
Overfill prevention equipment	Inspection	Every three years	Three years
Walk-through inspection	All applicable tasks	Monthly or annual, according to checklist	One year
Pump meters	Calibrate	Annual	One year

**Only an acceptable form of release detection for field-constructed tanks with a capacity of greater than 50,000 gallons.*

REPAIRS			
	Requirement	**Timing**	**Records**
Cathodic protection	Test	Within six months	Retain last records of last three inspections
Containment sumps	Tightness test	Within 30 days	Three years
Overfill prevention equipment	Inspection or test	Within 30 days	Until permanent closure or change in service
Tank	Tightness test or internal inspections	Within 30 days (not required if monthly release detection is in use or tank is internally inspected)	Until next test
Piping	Tightness test	Within 30 days (not required if monthly release detection is in use)	Until next test
Release-detection equipment	Maintain records (for all calibration, maintenance, and repairs)	N/A	One year
Any other upgrade and repair records must be kept for the life of the UST system.			

INSTALLATION			
	Requirement	**Timing**	**Records**
Cathodic protection	Test	Within six months	Retain records of last three inspections
Release-detection equipment	Maintain records	N/A	Five years

TRAINING			
	Requirement	**Timing**	**Records**
UST operator training (all classes)	Retrain	Every four years	As long as the individual is operating the UST
Emergency procedure training	Retrain	Annually	As long as the individual is operating the UST

OTHER RECORDS TO RETAIN	
Records	**Timing**
Metal tanks or piping without corrosion protection – documentation of a corrosion expert's findings for the site	Life of the UST system
Rectifier readings	One year
Release detection –- performance claims and justification	Five years from the date of installation
Vapor monitoring – records of site assessment verifying conditions for vapor monitoring	Five years from the date of installation of vapor monitoring
Drop tickets	12 months

FEES FOR UST OWNERS AND OPERATORS		
UST Installation Application Fee	$100 per tank	Includes the registration fee and the first year's operating permit fee. Due within seven (7) days of bringing a UST or UST system into use or assuming ownership of a regulated UST or UST system
UST Registration Late Fee	$50 per tank	Incurred if the owner fails to register within the specified timeframe
UST Annual Operating Permit Fee	$25 per tank	Required with necessary documents to renew UST Annual Operating permit. Due April 30 of each year
UST Operating Permit Late Fees	$50 per tank	Incurred if the UST Operating Permit is not renewed by April 30
	$100 per tank	Additional fee incurred if the UST Operating Permit is not renewed by August 1
FEES FOR AST OWNERS AND OPERATORS		
AST Annual Registration Fee	$10 per tank	Required with forms provided by the department for initial registration and for annual renewal. Due December 31 of each year
AST Annual Registration Late Fee	$50 per tank	Incurred if AST Annual Registration is not renewed by December 31
FEES FOR UST CONTRACTORS		
UST Contractor License	$200	Initial license valid for two years from the initial licensing date
	$100	Renewals valid for one year
UST Installer and Remover License	$100	Initial license valid for two years from the initial licensing date
	$50	Renewals valid for one year
UST Tester License	$100	Initial license valid for two years from the initial licensing date
	$50	Renewals valid for one year

Glossary

Abandon-in-place
to permanently close a UST by filling it with inert material and leaving it buried at the site.

Abatement
preliminary action taken to prevent further spread of a release and remove contaminated materials.

Aboveground release
any release to the surface of the land or to surface water. This includes, but is not limited to, releases from the aboveground portion of a UST system and aboveground releases associated with overfills and transfer operations, as the regulated substance moves to or from a UST system.

Anchoring system
equipment designed to prevent a UST from floating when the water table is high at the site by holding it in place.

Ancillary equipment
any devices including, but not limited to, piping, fittings, flanges, valves, and pumps used to distribute, meter, or control the flow of regulated substances to and from a UST.

Aboveground storage tank (AST)
any storage tank in which greater than 90% of the tank volume, including volume of the piping, is not below the surface of the ground; or any storage tank situated in an underground area, such as a basement, cellar, mine working, drift, shaft or tunnel, if the storage tank is situated upon or above the surface of the floor.

Automatic tank gauge (ATG)
device that monitors the level of fuel in the tank and outputs information to a console, and may also test water levels, check for releases, or alert the operator to a potential overfill.

Automatic line-leak detector
mechanical or electronic device that alerts operators to leaks, either by triggering an audible or visible alarm or by restricting the flow of product.

Automatic shutoff devices
form of overfill prevention that shuts off flow into the tank when the tank is 95% full.

Ball valves
mechanical device that prevents overfill by physically blocking the vent pipe, preventing more product from entering the tank. Ball valves are no longer an accepted form of overfill prevention.

Belowground release
any release to the subsurface of the land and to groundwater. This includes, but is not limited to, releases from the belowground portions of an underground storage tank system, and belowground releases associated with overfills and transfer operations, as the regulated substance moves to or from an underground storage tank.

Cathodic protection
technique to prevent corrosion of a metal surface by making that surface the cathode of an electrochemical cell. See also galvanic anode, impressed current, and sacrificial anode.

CERCLA
Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended.

Change-in-service
process by which an owner or operator can stop storing regulated substances in a tank and begin storing a non-regulated substance.

Class A operator
individual who has primary responsibility to operate and maintain the UST system in accordance with applicable requirements established by the department. The Class A operator typically manages resources and personnel, such as establishing work assignments, to achieve and maintain compliance with regulatory requirements.

Class B operator
individual who has day-to-day responsibility for implementing applicable regulatory requirements established by the department. The Class B operator typically implements in-field aspects of operation, maintenance, and associated record keeping for the UST system.

Class C operator
individual responsible for initially addressing emergencies presented by a spill or release from an UST system. The Class C operator typically controls or monitors dispensing or sale of regulated substances.

Compatibility
ability of two or more substances to maintain their respective physical and chemical properties upon contact with one another for the design life of the tank system under conditions likely to be encountered in the UST.

Concrete deadman
anchoring system that consists of large pieces of concrete that weigh down a UST to hold it in place.

Containment sump
liquid-tight container that protects the environment by containing leaks and spills of regulated substances from piping, dispensers, pumps, and related components in the containment area.

Contractor/licensed contractor
person who has the necessary skills to perform one or more tasks related to USTs which require a license in Kansas, and has obtained a license in Kansas to do so.

Corrective action plan
plan developed in response to a release or other evidence of environmental contamination detailing remediation activities the facility intends to implement.

Corrosion
oxidation reaction between metal and other materials, typically water or acid, if present, that weakens the metal and can wear holes.

Corrosion expert
person who, by reason of thorough knowledge of the physical sciences and the principles of engineering and mathematics acquired by a professional education and related practical experience, is qualified to engage in the practice of corrosion control on buried or submerged metal piping systems and metal tanks, and who is accredited or certified as being qualified by the National Association of Corrosion Engineers, or a registered professional engineer who has certification or licensing that includes education and experience in corrosion control of buried or submerged metal piping systems and metal tanks.

Corrosion protection
means of protecting metal components from water or other substances with which they might react. Accepted methods include coating with a non-corrodible material or installing a cathodic protection system.

De minimis
concentration or amount which is legally considered to be negligible.

Dispenser
equipment located aboveground that dispenses regulated substances from the UST system.

Drop ticket
bill of lading, invoice, or similar document that reflects fuel delivery by a petroleum transport company to a specific facility, and includes the deliverer's name, delivery date, and quantity delivered.

Drop tube
tube extending from the fill port into the tank through which deliveries are made.

EPA
Environmental Protection Agency.

Excavation zone
volume containing the tank system and backfill material bounded by the ground surface, walls, and floor of the pit and trenches into which the UST system is placed at the time of installation.

Facility
all contiguous land, structures, and other appurtenances and improvements on the land used in connection with one or more storage tanks.

Fill port
inlet in the spill bucket through which operators and delivery personnel can access the tank.

Financial responsibility
insurance, guarantee, surety bond, letter of credit, qualification as a self-insurer, or any other method satisfactory to the secretary to provide for taking corrective action, including cleanup and restoration of any damage to the land, air, or waters of the state; and compensating third parties for cleanup, bodily injury, or property damage resulting from a sudden or non-sudden release of a regulated substance arising from the construction, relining, ownership, or operation of an underground storage tank; and in the amount specified in the federal act.

Flow-through process tank
tank that forms an integral part of a production process through which there is a steady, variable, recurring, or intermittent flow of materials during the operation of the process. Flow-through process tanks do not include tanks used for the storage of materials prior to their introduction into the production process, or for the storage of finished products, or by-products from the production process.

Free product
regulated substance present as a nonaqueous phase liquid (e.g., liquid not dissolved in water).

Flex connectors
small lengths of hosing used in place of joints in underground piping.

Galvanic system
form of cathodic protection that prevents corrosion by redirecting corrosive potential to a more easily corrodible material — see also sacrificial anode.

Guarantor
any person, other than an owner or operator, who provides evidence of financial responsibility for an owner or operator.

Impressed current
form of cathodic protection that prevents corrosion by delivering a continuous electrical current so the reaction does not proceed.

Intermediate sump
containment sump for piping positioned where the piping transitions from underground to aboveground.

Internal lining
lining applied to tanks that do not meet the standard for new construction to protect the tank from corrosion and help prevent releases.

Interstitial monitoring
form of release detection that monitors the space between the tank or piping, and the secondary containment for the presence of product or other evidence of a leak.

Kansas Petroleum Storage Tank Release Trust Fund
fund established by the legislature to assist owners and operators with costs related to environmental remediation of a UST site where contamination from petroleum storage tanks has occurred.

Kansas Department of Health and Environment (KDHE)
agency responsible for overseeing, managing, and enforcing state environmental regulations in Kansas.

Kansas Environmental Information Management System (KEIMS)
online data management system for facilities regulated by KDHE.

Kansas Fire Marshall's Office (KSFMO)
agency responsible for overseeing, managing, and enforcing state regulations related to fire and explosion hazards.

Manual tank gauging
technique for determining the amount of product in a tank, or the water level, using a manual gauge, commonly referred to as a stick.

Monitoring wells
wells placed throughout the excavation zone of a UST system to allow for use of vapor monitoring.

Observation tube
small wells, usually containing water, intended as an additional means to check for evidence of a release, i.e., free product present on the water in the tube.

Operator
any person in control of or having responsibility for the daily operation of a storage tank; but such term shall not include a person whose only responsibility regarding such storage tank is filling such tank with a regulated substance, and who does not dispense or have control of the dispensing of regulated substances from the storage tank.

Overfill
to supply a UST with more fuel than it can contain.

Overfill alarms
form of overfill prevention that triggers an alarm to alert the operator that the tank is nearly full.

Overfill prevention
equipment that prevents overfill of a UST by shutting off flow when the tank is 95% full, restricting flow when the tank is 90% full or 30 minutes before overfill, or sounding an alarm when the tank is 90% full or one minute before overfill.

Owner
any person who (A) is or was the owner of any underground storage tank that was in use on Nov. 8, 1984, or brought into use subsequent to that date; (B) in the case of an underground storage tank in use prior to Nov. 8, 1984, owned such tank immediately prior to the discontinuation of its use; (C) is or was the owner of any aboveground storage tank that was in use on July 1, 1992, or brought into use subsequent to that date; or (D) in the case of an aboveground storage tank in use prior to July 1, 1992, owned such tank immediately prior to the discontinuation of its use. Owner does not include (A) a person who holds an interest in a petroleum storage tank solely for financial security, unless through foreclosure or other related actions the holder of a security interest has taken possession of the storage tank; and (B) any city or county that obtains a storage tank or regulated substance as a result of tax foreclosure proceedings.

Permanent closure
process by which a UST is permanently removed from service, either by abandonment-in-place or by removal from the site.

Rectifier
device used as part of an impressed-current, cathodic protection system that converts electrical current into the form needed and displays the current activity of the system.

Regulated substance
petroleum or any element, compound, mixture, solution, or substance defined in section 101(14) of the comprehensive Environmental Response, Compensation and Liability Act of 1980 of the United States as in effect on Jan. 1, 1989, but not if regulated as a hazardous waste under the Resource Conservation and Recovery Act of 1976, 42 U.S.C. §§ 6921 through 6939b, as in effect on Jan. 1, 1989.

Release
any spilling, leaking, emitting, discharging, escaping, leaching, or disposing from a storage tank into groundwater, surface water, or soils.

Release detection
determining whether a release of a regulated substance has occurred from the UST system into the environment, or a leak has occurred into the interstitial space between the UST system and its secondary barrier or secondary containment around it.

Removal
process of removing or disposing of a storage tank, no longer in service, or the process of abandoning such tank in place.

Repair
to restore a tank, pipe, spill-prevention equipment, overfill-prevention equipment, corrosion-protection equipment, release-detection equipment, or other UST system component that has caused a release or a suspected release of product from the UST system, or has failed to function properly. The term includes modification or correction of a storage tank through such means as relining; replacement of piping, valves, fill pipes, vents, and liquid-level monitoring systems; and maintenance and inspection of the efficacy of cathodic protection devices. The term does not include the process of conducting a tightness test to establish the integrity of a tank.

Sacrificial anode
piece of metal more easily corrodible than the metal used to construct a tank, which is used in a galvanic cathodic protection system to prevent the tank from corroding. The sacrificial anode is oxidized over time until it is no longer effective and must be replaced.

Safe suction
suction-based piping system with a check valve positioned just below the dispenser rather than just above the tank, so that product is only present in the piping during dispensing and does not remain there any other time.

Secondary containment
release-prevention and release-detection system for a tank or piping that has an inner and outer barrier with an interstitial space that is monitored for leaks. This term includes containment sumps when used for interstitial monitoring of piping.

Septic tank
water-tight covered receptacle designed to receive or process, through liquid separation or biological digestion, sewage discharged from a building's sewer. The effluent from such receptacle is distributed for disposal through the soil, and settled solids and scum from the tank are pumped out periodically and hauled to a treatment facility.

Shear valve
device that automatically closes the pipe between the tank and the dispenser when an incident such as a collision or fire causes major damage to the dispenser.

Statistical inventory reconciliation (SIR)
form of release detection that uses inventory records to determine whether there is a possibility of a leak.

Site assessment
determination of the presence or absence of petroleum contamination in areas where a release from a UST or UST system could have occurred or is suspected. This term shall include UST and UST system inspection, in addition to the collection and analysis of samples from the areas surrounding and beneath the UST and UST system.

Spill prevention control and countermeasure (SPCC)
EPA requirements regarding preparation for spills of hazardous substances, which apply to some ASTs.

Spill bucket
containment sump housing the fill port.

Spill prevention
any equipment that prevents spills of regulated substances or contains them to prevent them from spreading.

Submersible turbine pump (STP)
system that moves product from the tank to the dispenser by pressurizing the product using a pump situated on top of the tank that extends into the tank.

Tank
stationary device designed to contain an accumulation of substances, and is constructed of non-earthen materials such as concrete, steel, or plastic that provide structural support.

Tank basin
area where UST and related underground equipment are buried.

Temporary closure
process by which an owner or operator temporarily removes a tank from service for up to 12 months, with the possibility of a 12-month extension.

Temporary operating permit
short-term permit issued after installation of a tank, provided other requirements are met. Regular permits are issued once the owner or operator provides KDHE with inventory control records for the first 30 days of operation and release detection records for the first 90 days of operation.

Tightness test
testing performed on a tank or on piping to check for leaks.

Tracer compound
substance used in vapor monitoring that is easily detected and will escape into the environment during a release at least as easily as the substance stored.

Transition sump
see intermediate sump.

Under-dispenser containment (UDC)
containment underneath a dispenser system designed to prevent leaks from the dispenser and piping within or above the UDC from reaching soil or groundwater.

Ultra-low-sulfur diesel (ULSD)
diesel fuel with a sulfur content below 15ppm.

Underground release
any belowground release.

Underground storage tank (UST)
any storage tank in which 10% or more of the tank volume, including volume of the piping, is below the surface of the ground – does not include any storage tank situated in an underground area such as a basement, cellar, mine working, drift, shaft, or tunnel, if the storage tank is situated upon or above the surface of the floor.

Upgrade
addition or retrofit of some systems such as cathodic protection, lining, or spill and overfill controls, to improve the ability of an underground storage tank system to prevent the release of product.

Vapor monitoring
release-detection method that relies on monitoring the area around the tank for vapors of product or a tracer compound.

Vapor recovery (stage I)
system that reduces loss of vapor to the environment during delivery by capturing vapors and depositing them in the delivery tanker.

Vapor recovery (stage II)
system that reduces loss of vapor to the environment during dispensing by capturing vapors exiting the vehicle tank and depositing them back in the UST.

Vent line
section of pipe that allows USTs to release air or vapor during delivery and take in air during dispensing without venting the system freely.

Walk-through inspection
set of required monthly and annual tasks that can be performed by an operator rather than a contractor.

Weigand Auction

Broker Registration Form

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(316) 262-3970
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CC: thake@weigand.com

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Buyer's Broker/Licensee, if applicable, is functioning as:

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*Supervising Broker acts as a Transaction Broker

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Auction Date: November 7th 2024

Print Name of Prospective Bidder

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