

WEIGAND

AUCTION

PROPERTY INFORMATION

4805 W. Central Ave.



2 Lot Auction - Medical Office Space + Vacant Lot

2024 TAXES:

Gen: \$17,402.34

Spe: \$31.25

ACRES

1.56 Total

BUILDING SF

5,151 SF

PROPERTY HIGHLIGHTS

Weigand Auctions is proud to present two prime properties. Don't miss this no minimum, no reserve auction featuring two distinct parcels totaling a little over 68,000 SF in the heart of Wichita.

Tract 1 - offers a former medical/office building with strong redevelopment potential, located along high-visibility Central Avenue.

Tract 2 - is a 28,500 sq. ft. vacant lot zoned General Office, with utilities and curb cuts in place—ideal for new construction, such as a duplex or four-plex.

QUICK TERMS

- Absolute auction
- 10% Buyers premium
- Broker participation fee
- 10% Earnest money deposit 24 hours post sale
- Closing on or before 30 or days post auction



Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com



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AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until three (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.

BUYER'S PREMIUMS: A buyer's premium of ten percent (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 ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of the auction.

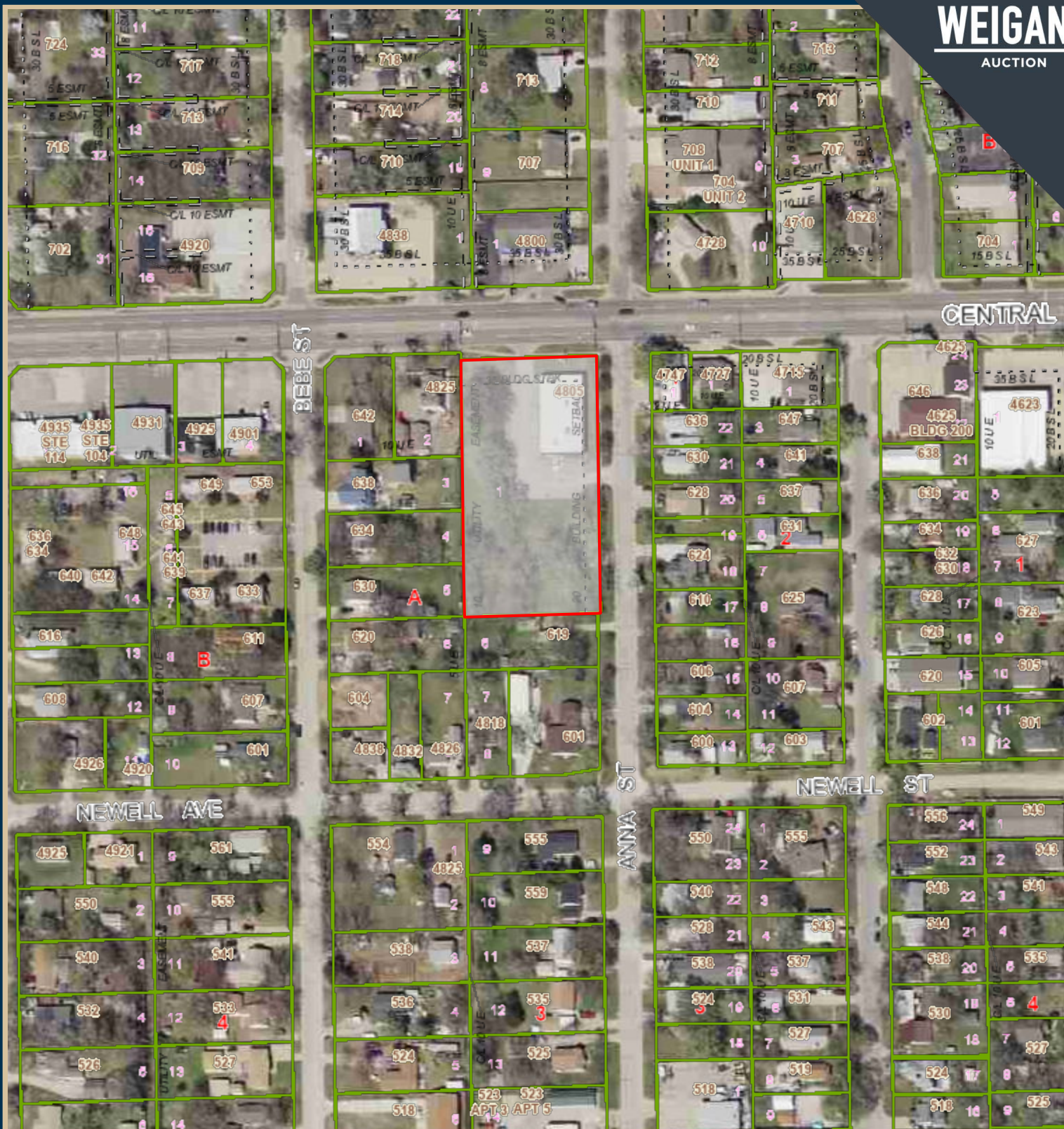
IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. 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 three percent (3%) of the final bid price will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.



Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com





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Sedgwick County...
working for you

Date: 1/14/2025

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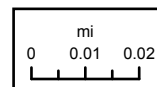
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Aerial 4805 W. Central

Sedgwick County, Kansas



1:2,257





Parcel ID: 087-136-23-0-21-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R143687



Tax Year: 2024 Run Date: 1/14/2025 12:39:02 PM

OWNER NAME AND MAILING ADDRESS

CAROLINA PROPERTIES INC

1930 HORLBECK ST

FLORENCE, SC 29505-3825

PROPERTY SITUS ADDRESS

4805 W CENTRAL AVE
WICHITA, KS 67212

LAND BASED CLASSIFICATION SYSTEM

Function: 6511 Medical / dental **Sfx:**
Activity: 4500 Health care, medical, treatme
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: Y **Non-Conforming:** N
Neighborhood: 868.9 868.9
Economic Adj. Factor:
Map / Routing: B- / 136230210100100
School District: 0602 USD 259
Legacy ID: 00232413
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 1 CANTRELL ADDITION



136230210100100 11/12/2024

Image Date: 11/27/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
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
10/09/2020	11:37 AM	12	RE	483		
06/25/2019	9:51 AM	14	IO	477		
03/01/2017	9:00 AM	8	QC	433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
18977	0		11/16/1995	C	100
17711	120,000		12/12/1994	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	152.500	454.860	607.360
Total	152.500	454.860	607.360

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	152,500	357,220	509,720
Total	152,500	357,220	509,720

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	68,085				16	80						79	20,000.00	2.80	2.80	2.80	2.24	152,500

Total Market Land Value 152,500

GENERAL BUILDING INFORMATION				APARTMENT DATA								CALCULATED VALUES			
Situs: 4805 W CENTRAL AVE WICHITA, KS 67212												Cost Land:		152,500	
LBCS Structure Code: 2104-Medical office building												Cost Building:		454,860	
Bldg No. & Name: 1 1-AFFORDABLE DENTURES & IMPLANTS												Cost Total:		607,360	
Identical Units: 1 No. of Units:				Units:								Ag Use Land:		0	
Total Bldg Area: 5,151 Unit Type:				BR Type:								Ag Buildings:		0	
MS Mult: MS Zip:				Baths:								Misc. Buildings:		0	
												Manufactured Homes:		0	
												Income Value:		0	
												Market Value:			
												MRA Value:			
												New Construction:		0	
												Indexed Value:		0	
IMPROVEMENT COST SUMMARY				FINAL VALUES											
Building RCN: 1,060,110				Value Method: COST											
Mkt Adj: 100 Eco Adj:				Land Value: 152,500											
Building Value: 434,640				Building Value: 454,860											
Other Improvement RCN: 67,370				Final Value: 607,360											
Other Improvement Value: 20,220				Prior Value:											

																SKETCH VECTORS									
COMMERCIAL BUILDING SECTIONS & BASEMENTS																									
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value			
1	444-Dental Office/Clinic	C	2.67	1979		01 / 01		5,151	304	8	3	3				052			0	1,060,110	41	434,640			
OTHER BUILDING IMPROVEMENTS																									
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value			
1	163-Site Improvements	C	2.00	1	1979			10		8			1.00	3	3				0	63,780	30	19,140			
2	163-Site Improvements	C	2.00	1	1979			10		8			1.00	3	3				0	3,590	30	1,080			
COMMERCIAL BUILDING SECTION COMPONENTS											OTHER BUILDING IMPROVEMENT COMPONENTS														
Sec	Code			Units	Pct	Size	Other	Rank	Year				No.	Code			Units	Pct	Size	Other	Rank	Year			
1	882-Stud -Brick Veneer				100								1	8350-Paving, Asphalt with Base			13,600								
1	611-Package Unit				100								2	6605066-Outdoor Floodlight, Fluoresce			1								
1	8065-Canopy, Retail Wood Frame			1,620									2	6605071-Outdoor Lighting Pole, Steel			24			1					



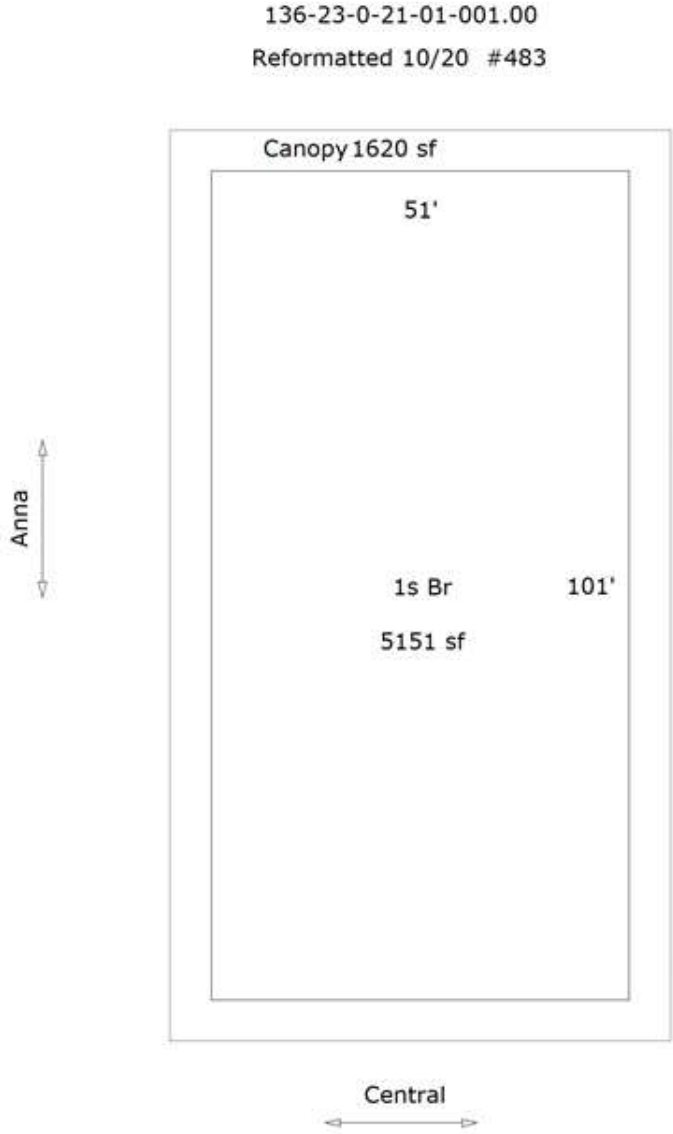
Parcel ID: 087-136-23-0-21-01-001.00-

Quick Ref: R143687



Tax Year: 2024 Run Date: 1/14/2025 12:39:02 PM

Plot Plan Sketch



Sketch by Anna Smith

Property Information Report

Owner Name: CAROLINA PROPERTIES INC
PIN Number: 00232413
AIN: 087-136-23-0-21-01-001.00
Geocode: D 31095
Tax Unit: 67-02

Owner Address

Owner Name: CAROLINA PROPERTIES INC
Owner Address: 1930 HORLBECK ST
Owner City: FLORENCE
Owner State: SC
Owner ZIP: 29505-3825

Property Address

Property Address: 4805 W CENTRAL AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67212

Appraised Values

Appraised Land Value: \$179,700
Appraised Improvement Value: \$436,800
Appraised Total Value: \$616,500

Assessed Values

Assessed Land Value: \$44,925
Assessed Improvement Value: \$109,200
Assessed Total Value: \$154,125

Land Information

Total Acres: 1.563
Total Square Feet: 68,085

**Abbreviated
Legal
Description:**

LOT 1 CANTRELL ADDITION

Improvement Information

Year Built: 1979
Year Last Sold: 1994
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 868.9

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

Total Sq Ft: 5151
Ground Floor Sq Ft: N/A

Other Information

School District: 259

CANTRELL ADDITION

WICHITA KANSAS.

WEIGAND
AUCTION

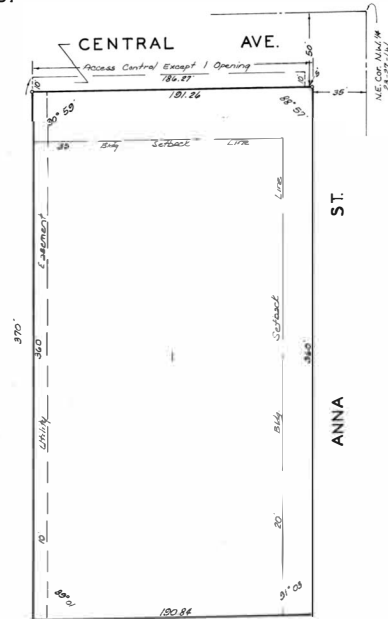
State of Kansas } S.S.
Sedgwick County } We, Baughman Company
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "CANTRELL
ADDITION" Wichita Kansas and that the accom-
panying plat is a true and correct exhibit of
the property surveyed described as and being a
replat of Lots 1, 2, 3, 4, and 5, Block 1, Kell Hawkins
Addition to Sedgwick County, Kansas, together
with the west 5' feet of Anna Street lying adjacent to
said lots said street being vacated by virtue of K.S.A.
1970 Supp. Ch. 51-2(b).



Baughman Company
William L. Korber Surveyor

Know all men by these presents
that we, Cantrell and Hattie Cantrell, his
wife have caused the land described in the sur-
veyors certificate to be platted into a lot and
street to be known as "CANTRELL ADDITION"
Wichita, Kansas. The street is hereby dedicated
to and for the use of the public. The easement
is hereby granted as indicated for the construct-
ion and maintenance of all public utilities. All
abutters rights of access to or from Central Ave.
over and across the north line of Lot 1 are hereby
granted to the City of Wichita; provided however
that Lot 1 shall have access to Central Ave. at
1 point as shall be determined by the City Engi-
neer of the City of Wichita, Kansas.

[Signatures]
Cantrell Hattie Cantrell



State of Kansas } S.S.
Sedgwick County } Be it remembered that on
this 11th day of December, 1975, before me, a
notary public in aforesaid county and state,
came O.B. Cantrell and Hattie Cantrell, his
wife, to me known to be the same persons
who executed the foregoing instrument of
writing and duly acknowledged the execu-
tion of the same. In testimony whereof I
have hereunto set my hand and affixed my
notarial seal the day and year above written.

[Signature] Notary Public
My Comm. Exp.



This plat of "CANTRELL
ADDITION" Wichita Kansas has been sub-
mitted to and approved by the Wichita-
Sedgwick County Metropolitan Area Plan-
ning Commission, Wichita, Kansas. Dated
this 13th day of November, 1975.
Wichita-Sedgwick County Metropolitan Area
Planning Commission.

[Signature]
Robert A. Calkin Secretary

State of Kansas } S.S.
Sedgwick County } This is to certify that
this plat was filed for record in the office
of the Register of Deeds, this 13th day of
February, 1976 at 4:00 o'clock P.M.; and
is duly recorded.

[Signature] Register of Deeds
[Signature] Deputy

#265605

Entered on transfer record
this 13 day of Feb 1976.

[Signature] County Clerk

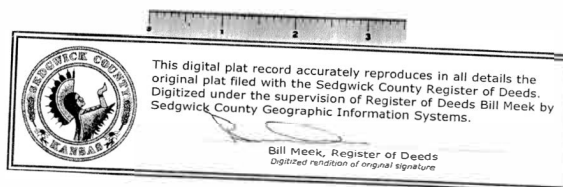
This plat approved and
all dedications shown hereon accepted by
the Board of Commissioners of the City
of Wichita Kansas this 27 day of
January, 1976.

[Signature] Mayor
[Signature] City Clerk

This plat approved and
all dedications shown hereon accepted by
the Board of Commissioners, Sedgwick
County, Kansas this 18th day of February
1976.

[Signature] Chairman
[Signature] Commissioner
[Signature] Commissioner
[Signature] County Clerk

10.00





Wichita-Sedgwick County Metropolitan Area Planning Department

June 24, 2025

Mark Savoy
165 S. Rock Island Ave.
Wichita, KS 67202

RE: Lot Split Approval for LSP2025-00017: **Cantrell Addition**

Mark,

Attached is a lot split that has been submitted in accordance with the Metropolitan Area Planning Commission's Subdivision Regulations. The lot split has been approved and should be recorded with the Register of Deeds.

The agent/applicant will record the lot split and provide a PDF COPY for our files via email to gshearon@wichita.gov.

Sincerely,

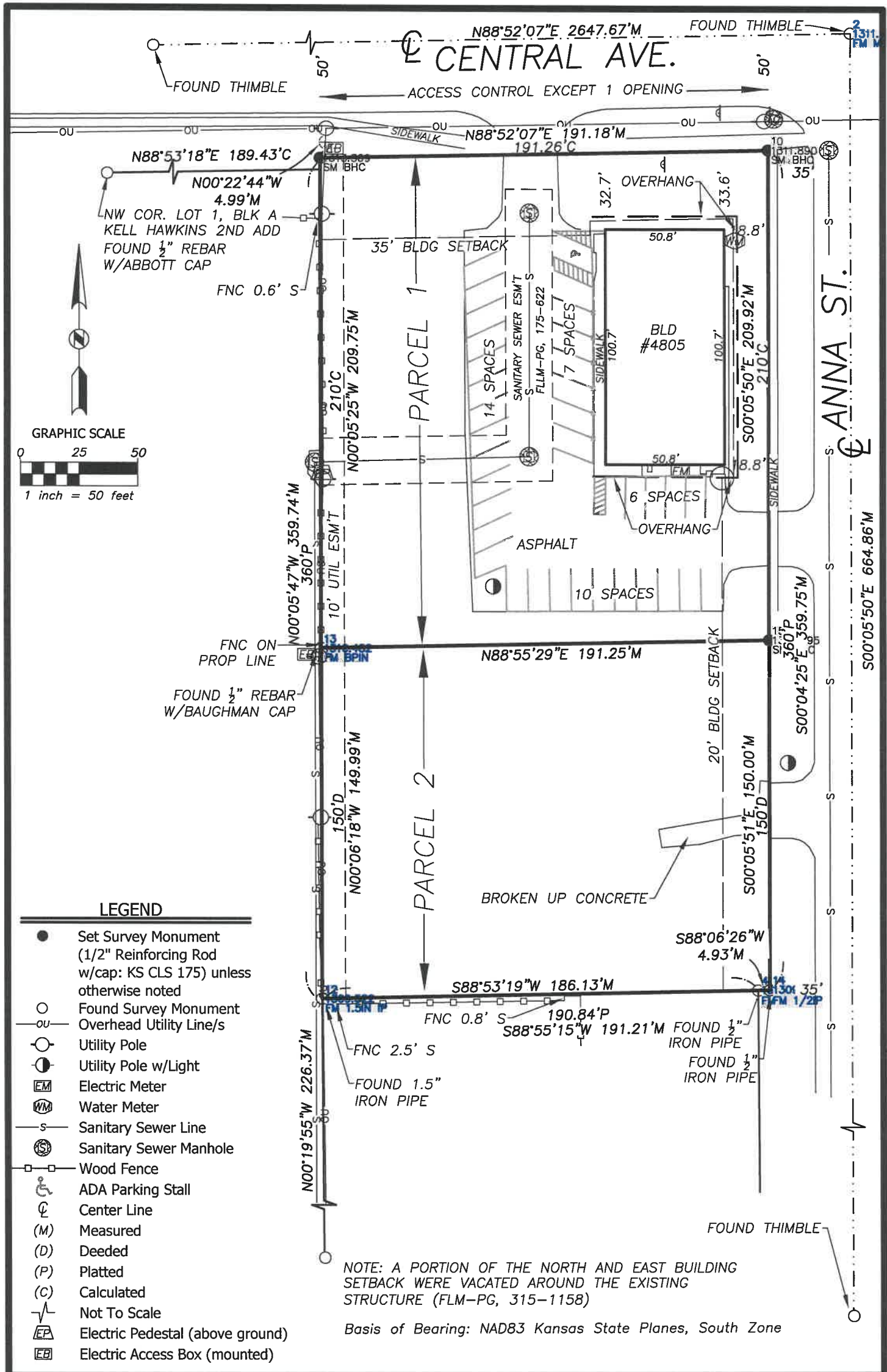
A handwritten signature in blue ink, appearing to read 'Greg Shearon', is placed over a faint, light blue diamond-shaped watermark.

Greg Shearon, Senior Planner
Current Plans Division

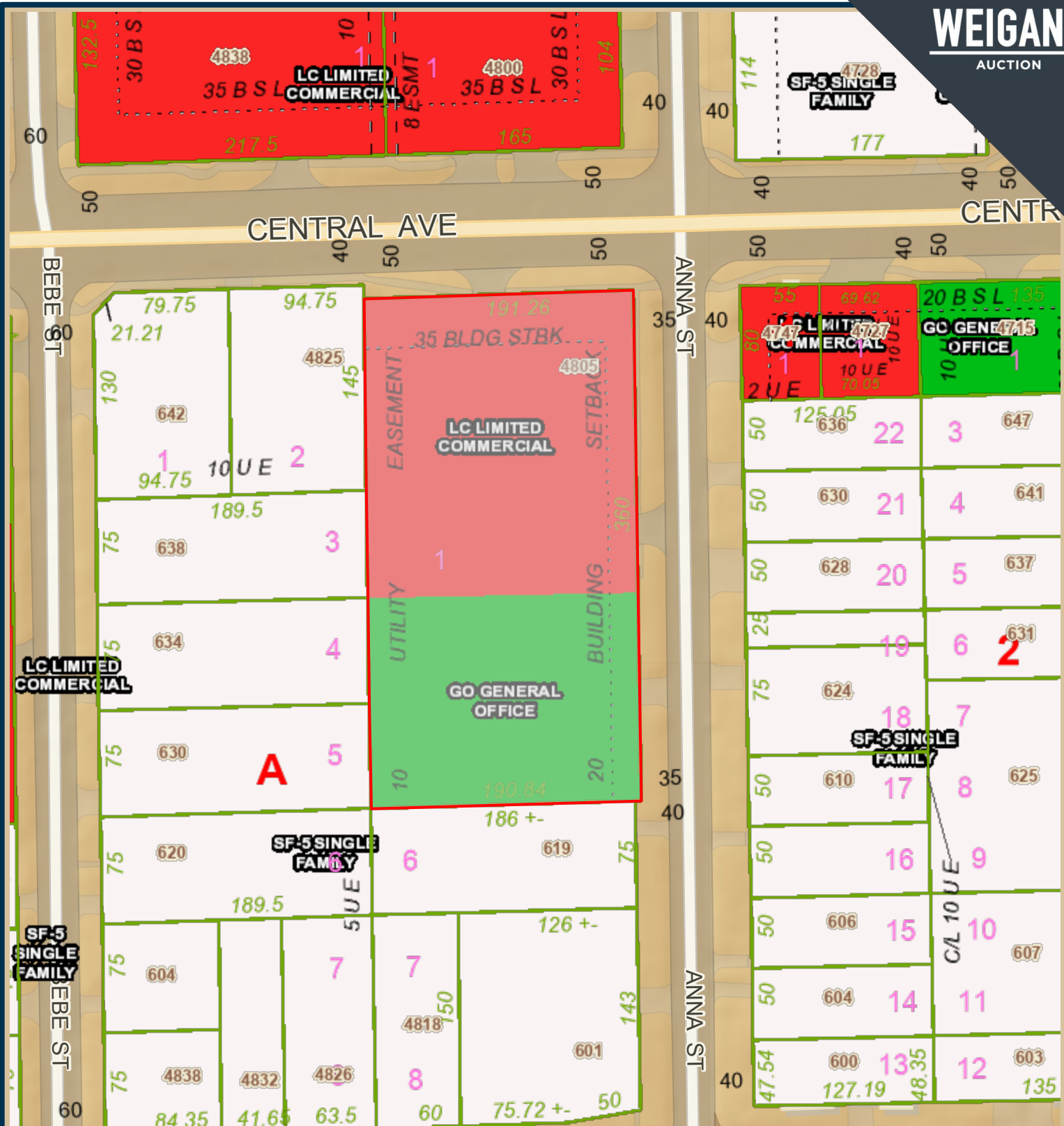
Copies to: [Carolina Properties](#); rjohnson@weigand.com

- *Mark Savoy, IBHC
- *Vickie Phothilath, Evergy
- *Shawn Mellies, Public Works & Utilities - Engineering
- *Gary Janzen, Public Works & Utilities - Engineering
- *Kimmy King, Finance Department - Debt Management
- *Kim Mudd, Metropolitan Area Building & Construction Department

*E-Mail



Sheet:		Project:		Client:		 CIVIL ENGINEERING / SURVEYING / UTILITIES 165 S. Rock Island Ave., Suite 150, Wichita, KS 67202 Phone: (316) 265-0005
2		Lot Split		Weigland		
OF		Lot 1, Cantrell Addition		Randy Johnson		
2		Wichita, Sedgwick County		316-262-6400		
		Kansas		rjohnston@weigand.com		
Drawn By: MBF						
Proj No: 048300.00.01						
Field Date: 03/07/2025						
Issue Date: 03/11/2025						





Legend

Storm Structures

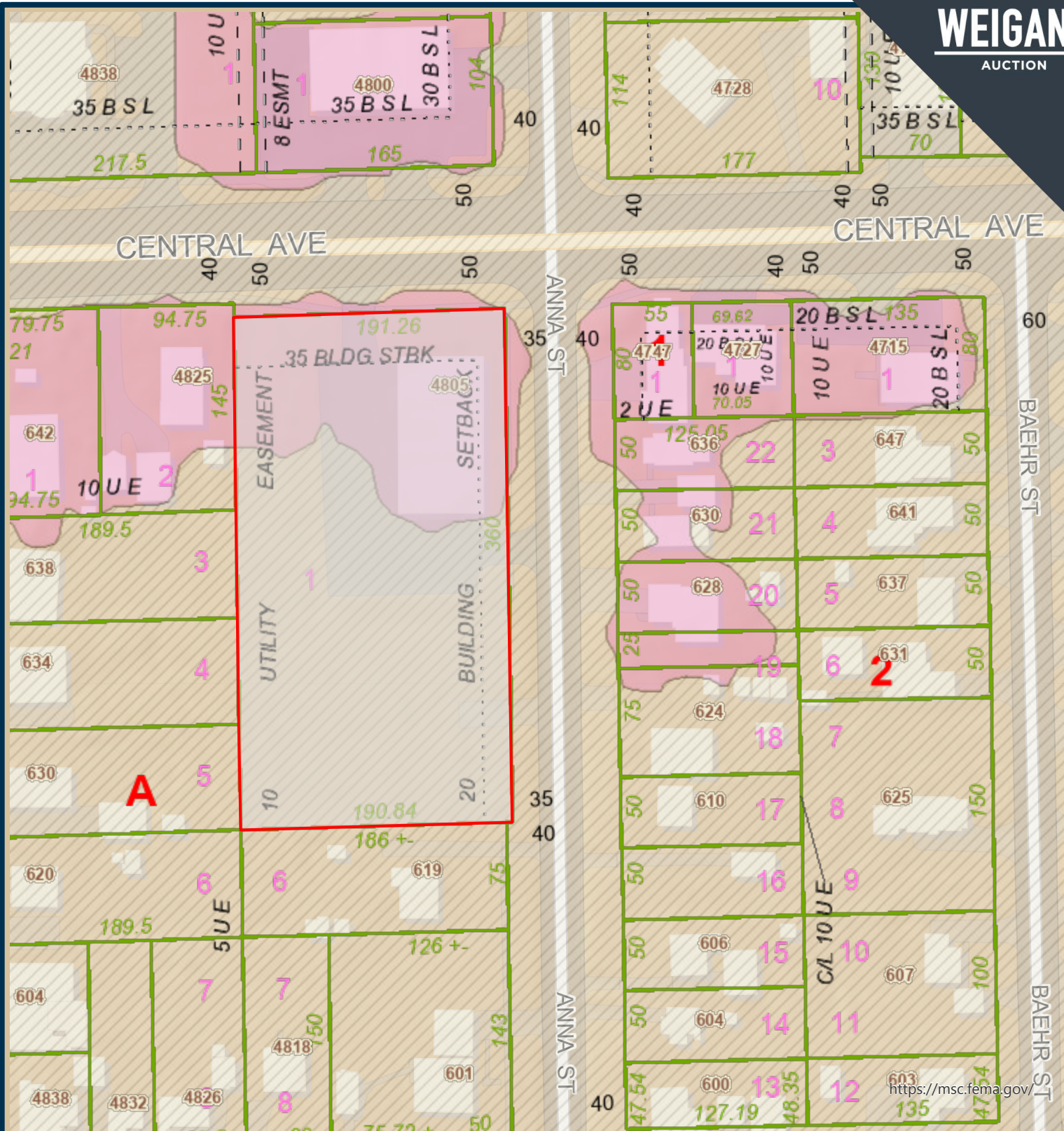
- Manhole
- Inlet
- Outfall
- Other

- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
- Open Channel Conduit
- Sewer Manholes
- Sewer Mains
- Water Sample Stations
- Water Hydrants
- Water Valves
- Water Service Taps
- Backflow Devices
- Water Nodes
- Water Mains
 - Private
 - <all other values>
- Parcels

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 1,128





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Date: 7/30/2025

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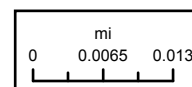
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Flood Map

Sedgwick County, Kansas



1:1,128



 Home

4805 W CENTRAL AVE WICHITA

Property Description

Legal Description	LOT 1 CANTRELL ADDITION
Owner	CAROLINA PROPERTIES INC
Mailing Address	1930 HORLBECK ST FLORENCE SC 29505-3825
Geo Code	D 31095
PIN	00232413
AIN	136230210100100
Tax Unit	6702 001 WICHITA U-259
Land Use	6511 ClinicsMedical / dental office or clinic
Market Land Square Feet	68,085
2024 Total Acres	1.56
2024 Appraisal	\$607,360
2024 Assessment	\$151,840

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-AFFORDABLE DENTURES & IMPLANTS (Dental Office/Clinic)		1979	5,151
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	\$152,500	\$454,860	\$607,360	+19%
2023	Commercial / Industrial	\$152,500	\$357,220	\$509,720	+8%
2022	Commercial / Industrial	\$152,500	\$318,920	\$471,420	+7%
2021	Commercial / Industrial	\$152,500	\$289,460	\$441,960	+1%
2020	Commercial / Industrial	\$152,500	\$284,730	\$437,230	+17%
2019	Commercial / Industrial	\$95,300	\$279,010	\$374,310	+4%
2019	Vacant	\$95,300	\$0	\$95,300	
2018	Commercial / Industrial	\$95,300	\$264,060	\$359,360	-2%
2018	Vacant	\$95,300	\$0	\$95,300	
2017	Commercial / Industrial	\$95,300	\$271,700	\$367,000	
2017	Vacant	\$95,300	\$0	\$95,300	
2016	Commercial / Industrial	\$95,300	\$271,700	\$367,000	+6%
2016	Vacant	\$95,300	\$0	\$95,300	
2015	Commercial / Industrial	\$95,300	\$250,030	\$345,330	
2015	Vacant	\$95,300	\$0	\$95,300	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$38,125	\$113,715	\$151,840	+19%
2023	Commercial / Industrial	\$38,125	\$89,305	\$127,430	+8%

2022	Commercial / Industrial	\$38,125	\$79,730	\$117,855	+7%
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2021	Commercial / Industrial	\$38,125	\$72,365	\$110,490	+1%
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2020	Commercial / Industrial	\$38,125	\$71,183	\$109,308	+17%
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2019	Commercial / Industrial	\$23,825	\$69,753	\$93,578	+4%
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2019	Vacant	\$11,436	\$0	\$11,436	
------	--------	----------	-----	----------	--

2018	Commercial / Industrial	\$23,825	\$66,015	\$89,840	-2%	2017	Commercial / Industrial	\$23,825	\$67,925	\$91,750
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2018	Vacant	\$11,436	\$0	\$11,436		2017	Vacant	\$11,436	\$0	\$11,436
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2016	Commercial / Industrial	\$23,825	\$67,925	\$91,750	+6%
------	-------------------------	----------	----------	----------	-----

2016	Vacant	\$11,436	\$0	\$11,436	
------	--------	----------	-----	----------	--

2015	Commercial / Industrial	\$23,825	\$62,508	\$86,333	
------	-------------------------	----------	----------	----------	--

2015	Vacant	\$11,436	\$0	\$11,436	
------	--------	----------	-----	----------	--

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$31.25
Totals:		\$0.00	\$0.00	\$31.25

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$17,371.09	\$31.25	\$0.00	\$0.00	\$17,402.34	\$8,701.17	\$8,701.17
2023	115.185000	\$14,678.03	\$7.11	\$324.30	\$0.00	\$15,009.44	\$15,009.44	\$0.00

2022	115.114000	\$13,566.76	\$7.11	\$0.00	\$0.00	\$13,573.87	\$13,573.87	\$0.00
2021	116.142000	\$12,832.55	\$6.81	\$732.24	\$0.00	\$13,571.60	\$13,571.60	\$0.00
2020	116.599000	\$12,745.17	\$6.71	\$58.45	\$0.00	\$12,810.33	\$12,810.33	\$0.00
2019	116.788000	\$12,264.38	\$6.71	\$1,014.34	\$16.00	\$13,301.43	\$13,301.43	\$0.00
2018	117.213000	\$11,870.86	\$5.58	\$677.33	\$0.00	\$12,553.77	\$12,553.77	\$0.00
2017	117.293000	\$12,103.01	\$5.58	\$690.57	\$0.00	\$12,799.16	\$12,799.16	\$0.00
2016	117.201000	\$12,093.51	\$4.58	\$0.00	\$0.00	\$12,098.09	\$12,098.09	\$0.00
2015	119.847000	\$11,717.33	\$4.58	\$0.00	\$0.00	\$11,721.91	\$11,721.91	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000

Total: 114.404000



Commitment Cover Page

Order Number: **3117215**Delivery Date: **02/21/2025**Property Address: **4805 W. Central Ave., Wichita, KS 67212**

For Closing Assistance

Kelsey McCann
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
kmccann@security1st.com

Whitney Billups
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
wbillups@security1st.com

For Title Assistance

Joey Landes
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1942
jlandes@security1st.com

Agent for Seller

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

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Title Fee Invoice

Date:	02/21/2025	Buyer(s):	A Legal Entity, to be determined
Order No.:	3117215	Seller(s):	Pioneer Denture Laboratory, Inc., a Kansas corporation n/k/a Carolina Properties, Inc., a Kansas corporation
Issuing Office:	Kelsey McCann Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	4805 W. Central Ave., Wichita, KS 67212

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 12/09/1994 in the book of Document - Book.Page at book 1493 page 804](#)

Plat Map(s):

[Sedgwick county recorded 02/13/1976 under reception no. C-1_8-22](#)

Tax Information:

[00232413](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

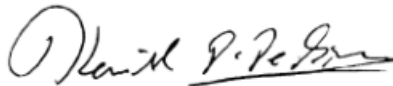
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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, LLC



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

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	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-JL3117215-KM		
Property Address:	4805 W. Central Ave., Wichita, KS 67212		

SCHEDULE A

1. Commitment Date:

02/03/2025 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:

Pioneer Denture Laboratory, Inc., a Kansas corporation n/k/a Carolina Properties, Inc., a Kansas corporation

5. The Land is described as follows:

Lot 1, Cantrell Addition, Wichita, Sedgwick County, Kansas.

Security 1st Title

By:

David Armagost, President



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. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2024

Full Amount: \$17,402.34, Half Paid

Tax Parcel Number: 00232413 / D-31095

6. **If the proposed transaction represents a sale or lease of substantially all of the assets of Carolina Properties Inc. 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
7. **Provide this company with a properly completed and executed Owner's Affidavit.**
8. **File a Warranty Deed from Pioneer Denture Laboratory, Inc., a Kansas corporation n/k/a Carolina Properties, Inc., a Kansas corporation to A Legal Entity, to be determined.**
9. **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 year 2025, and subsequent years, none now due and payable.**

NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.

8. **The following matters shown on or disclosed by the recorded plat referred to in the legal description: easements, building setback lines, access controls.**
9. **Vacation Order recorded on Film 350, Page [228](#) and Film 351, Page [1158](#).**
10. **A temporary easement, recorded as Film 175, Page [622](#).
In favor of: City of Wichita
Affects: a portion of subject property**
11. **Rights or claims of parties in possession not shown by the public records.**
12. **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.**

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) 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 Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice 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 this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice 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 may 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; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. 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. 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 Notice. 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 Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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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 NOTICE.

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 ("CCPA"). To learn more, please visit <https://www.firstam.com/privacy-policy/>.

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

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PRIVACY POLICY

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

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

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

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

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

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

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

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the Daily Record

521 East Murdock
Wichita, Kansas 67214
316-263-5277

FILM 350 PAGE 228

AFFADAVIT OF PUBLICATION

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
FEB 13 1979NO. 4 25803
BETTE F. MCCART
REGISTER OF DEEDSPat Kettler
Deputy89050 (Published in the Daily Record Jan. 26, 1979)11
ORDINANCE NO. 35-898
AN ORDINANCE VACATING A PORTION OF THE
PLATTED BUILDING SETBACK ON LOT 1, CANTRELL
ADDITION.BE IT ORDAINED BY THE GOVERNING BODY OF
THE CITY OF WICHITA, KANSAS:SECTION 1. That the portion of platted building
setback described as follows, to-wit:Beginning at a point 78 feet west and 35 feet south of
the northeast corner of Lot 1, Cantrell Addition, Wichita,
Kansas; thence east 50 feet; thence south 105 feet;
thence east 5 feet; thence north 111 feet; thence west 61
feet; thence south 8 feet to point of beginning (MAPC
NO. V-0932);be and the same is hereby vacated in accordance with
K.S.A. 13-443, subject, however, to the concurrence in
such vacation by the Board of County Commissioners as
by law provided.SECTION 2. That it is hereby recommended to the
Board of County Commissioners of Sedgwick County,
Kansas, that said above described portion of the platted
building setback be vacated by said Board in case a
proper petition is filed under the provisions of K.S.A.
12-504, 12-505, and 12-506.SECTION 3. That this Ordinance shall be in force and
take effect from and after its passage and publication
once in the official city paper.PASSED AND APPROVED at Wichita, Kansas, this
23rd day of January, 1979.

CONNIE A. PETERS, MAYOR

ATTEST: (SEAL) DONALD C. GISICK, CITY CLERK

(32)

STATE OF KANSAS,
COUNTY OF SEDGWICK, SS:

MARGARET PHILLIPS

, of lawful age
being first duly sworn, deposes and
says that she is Business Manager of
THE DAILY RECORD, a newspaper
printed and published in the State of
Kansas, and of general circulation on
a daily basis in Sedgwick County,
Kansas, and that said newspaper is
not a trade, religious or fraternal
publication.Said newspaper is published at
least fifty (50) times a year, and has
been so published continuously and
uninterruptedly in said County and
State for a period of more than five
(5) years prior to the first publication
of the notice attached, and has been
admitted at the post office in Wichita
in said County and State as second
class matter.That a notice, a true copy of which
is hereto attached, was published in
the regular and entire issue of said
newspaper for 1 consecutive
time as follows:

1st JAN 26 1979

2nd

3rd

4th

5th

6th

M. Margaret Phillips
Business ManagerSubscribed and sworn to before
me this 29th day
of Jan 19 79William V. Krause
Notary Public

My commission expires

NOV 29 1981

PUBLICATION FEES

\$ 16.00WILLIAM V. KRAUSE
STATE NOTARY PUBLIC
Marion County, Kansas
My Appt. Exp. NOV 29 1981State of Kansas)
Sedgwick County) ss
City of Wichita)I, Dale E. Rea, Deputy City Clerk of the City
of Wichita, Kansas, hereby certify that the documents
to which this is affixed is a true and correct copy of
the original on file in the office of the City Clerk.Given under my hand and seal of the City of
Wichita, this February 1979Dale E. Rea
Deputy City Clerk

the Daily Record

FILM 351-1158

AFFIDAVIT OF PUBLICATION

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
10:00 A.M.
FEB 26 1979

4 27268
NO.
BETTE F. MCCART
REGISTER OF DEEDS

Pat Kettler
Deputy

69050 (Published in the Daily Record Jan. 26, 1979) 11
ORDINANCE NO. 35-224
AN ORDINANCE VACATING A PORTION OF THE
PLATTED BUILDING SETBACK ON LOT 1, CANTRELL
ADDITION.
BE IT ORDAINED BY THE GOVERNING BODY OF
THE CITY OF WICHITA, KANSAS:
SECTION 1. That the portion of platted building
setback described as follows, to-wit:
Beginning at a point 70 feet west and 35 feet south of
the northeast corner of Lot 1, Cantrell Addition, Wichita,
Kansas; thence east 54 feet; thence south 105 feet;
thence east 5 feet; thence north 111 feet; thence west 61
feet; thence south 6 feet to point of beginning (MAPC
NO. V-0932),
be and the same is hereby vacated in accordance with
K.S.A. 13-443, subject, however, to the concurrence in
such vacation by the Board of County Commissioners as
by law provided.
SECTION 2. That it is hereby recommended to the
Board of County Commissioners of Sedgwick County,
Kansas, that said above described portion of the platted
building setback be vacated by said Board in case a
proper petition is filed under the provisions of K.S.A.
12-504, 12-505, and 12-506.
SECTION 3. That this Ordinance shall be in force and
take effect from and after its passage and publication
once in the official city paper.
PASSED AND APPROVED at Wichita, Kansas, this
23rd day of January, 1979.
CONNIE A. PETERS, MAYOR
ATTEST: (SEAL) DONALD C. GISICK, CITY CLERK
(D)

STATE OF KANSAS,
COUNTY OF SEDGWICK, SS:

MANJAHET PHILLIPS, of lawful age
being first duly sworn, deposes and
says that she is Business Manager of
THE DAILY RECORD, a newspaper
printed and published in the State of
Kansas, and of general circulation on
a daily basis in Sedgwick County,
Kansas, and that said newspaper is
not a trade, religious or fraternal
publication.

Said newspaper is published at
least fifty (50) times a year, and has
been so published continuously and
uninterruptedly in said County and
State for a period of more than five
(5) years prior to the first publication
of the notice attached, and has been
admitted at the post office in Wichita
in said County and State as second
class matter.

That a notice, a true copy of which
is hereto attached, was published in
the regular and entire issue of said
newspaper for 1 consecutive
time as follows:

1st JAN 26 1979
2nd _____
3rd _____
4th _____
5th _____
6th _____

Manjahet Phillips
Business Manager

Subscribed and sworn to before
me this 29th day
of Jan 19 1979

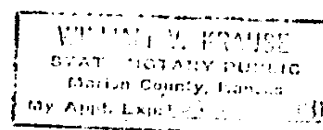
William V. Krause
Notary Public

My commission expires

NOV 29 1981

PUBLICATION FEES

\$ 6.00



State of Kansas
Sedgwick County
City of Wichita
I, *Pat Kettler*, Deputy Register of Deeds,
do hereby certify that the foregoing is a true and
correct copy of the original as the same appears
from the records of said County.
Witness my hand and seal of office this 27th day of
February, 1979.
Pat Kettler
Deputy Register of Deeds

City Clerk

TEMPORARY EASEMENT1976.THIS TEMPORARY EASEMENT made this 8th day of January.

BY AND BETWEEN:

O. B. CANTRELL and HATTIE A. CANTRELL,
Husband and Wife, Parties of the
First Part,

AND:

THE CITY OF WICHITA, Party of the
Second Part,

WITNESSETH:

THAT the said First Parties, in consideration of the sum of One Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the Second Party a temporary right-of-way and easement for the purpose of maintaining and repairing sewer and all other public utilities over, along and under the following described real estate, situated in Sedgwick County, Kansas, to wit:

A twenty (20) foot easement being ten (10) feet either side of the following described centerline, beginning at a point 130 feet south of the Northwest corner of Lot 1, Cantrell Addition, Wichita, Kansas; thence East parallel with the North line of said Lot 1, 89 feet; thence North parallel with the West line of said lot, 115 feet.

Said Second Party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining or repairing such sewer and all other public utilities.

THIS EASEMENT shall continue only so long and for such period of time as existing structures, located on the temporary easement hereinbefore described, are connected to said existing sewer, and this temporary easement shall cease when the existing structures stop using said sewer, at which time this Easement shall be of no further force and effect, and shall be null and void. The existing sewer will then be plugged on the west side of Cantrell Addition where the existing sewer enters said Cantrell Addition.

IN WITNESS WHEREOF the said First Parties have signed these presents the day and year first above written.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
... 3 0 1976

NO. 63928
BETTE F. MCCART
REGISTER OF DEEDS

O. B. Cantrell

Hattie A. Cantrell

STATE OF KANSAS)

) ss.

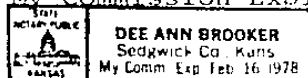
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for said County and State aforesaid O. B. Cantrell and Hattie A. Cantrell, his wife, to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 8th day of January, 1976.

Notary Public

My Commission Expires:



Approved by Board of Commissioners

JAN 11 1976

Tax Year: 2024

SEDGWICK COUNTY COST VALUATION REPORT

Parcel ID: 087-136-23-0-21-01-001.00-

Quick Ref ID: R143687

Calc Date:

Owner:

Date

Amount

Type

Source

LBCS Function: 6511 - Medical / dental office or clinic
Nbhd: 868.9
Primary Situs: 4805 W CENTRAL AVE
WICHITA, KS 67212

Sale 1
Sale 2
Sale 3

COM BUILDING 1

LBCS Structure: 2104 - Medical office building
Identical Units: 1
Building Name: 1-AFFORDABLE DENTURES & IMPL

No. Units: 0
Unit Type:
Tot Bldg Area w/o Bsmt: 5,151

Assmt Class: C
M&S Zip / Mult: /

SECTION 1

Building Name:
Occupancy: 444 - Dental Office/Clinic
M&S Class: C
Rank: GD-
Yr. Blt/Eff Yr Blt: 1979/

Income Use: 052 - Medical Center - 052
Level to Level: 01/01
Num Stories:
Area Per Floor: 5,151
Perimeter: 304
Wall Height: 8

Physical Cond: AV
Functional: AV
Economic:
Assmt Class:

Marshall & Swift Information:

Wall Hgt Factor:
Local Multiplier:

No. of Stories Adj:
Perimeter Adj:

	Units	Cost	Total
1 - Base Cost	5,151	150.78	776,668
882 - Stud -Brick Veneer	5,151	27.13	139,747
611 - Package Unit	5,151	12.63	65,057
8065 - Canopy, Retail Wood Frame	1,620	48.54	78,635
Total Replacement Cost New			1,060,110

TOTAL SECTION 1 COST VALUE

% Complete: 0
Replacement Cost New: 1,060,110
Ovrd Pct Good:
Overall % Good(5) 41
Unadjusted RCNLD: 434,640
Market Adj Factor: 100
Economic Adj Factor: 0
Adjusted RCNLD: 434,640

TOTAL COM BUILDING 1 COST VALUE

Replacement Cost New: 1,060,110
Overall % Good: 41
Unadjusted RCNLD: 434,640
Market Adj Factor: 100
Economic Adj Factor: 0
Building RCNLD (adjusted) 434,640
Identical Units: 1
Total Building RCNLD(adjusted): 434,640
Adjusted RCNLD per Sqft: 84.38

COM BUILDING 1 OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements
LBCS Struct:
Quantity: 1
M&S Class: C
Rank/Quality: AV
Yr Blt / Eff Yr Blt: 1979/

Num Stories: 1.00
Area: 10
Perimeter
Wall Height:
Length:
Width:

Physical Cond: AV
Functional: AV
Economic:
Assmt Class:
M&S Zip / Multi: /

Marshall & Swift Information:	Wall Hgt Factor:	No. of Stories Adj:	
	Local Multiplier:	Perimeter Adj:	
	Units	Cost	Total
8350 - Paving, Asphalt with Base	13,600	4.69	63,784
Total Replacement Cost New			63,780

TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE	Replacement Cost New:	63,780
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	19,140
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	19,140
	Identical Units:	1
	Total Adjusted RCNLD:	19,140

COM BUILDING 1 OTHER IMPROVEMENT 2			
Occupancy: 163 - Site Improvements	Num Stories: 1.00	Physical Cond: AV	
LBCS Struct:	Area: 10	Functional: AV	
Quantity: 1	Perimeter	Economic:	
M&S Class: C	Wall Height:		
Rank/Quality: AV	Length:	Assmt Class:	
Yr Blt / Eff Yr Blt: 1979/	Width:	M&S Zip / Multi: /	

Marshall & Swift Information:	Wall Hgt Factor:	No. of Stories Adj:	
	Local Multiplier:	Perimeter Adj:	
	Units	Cost	Total
6605 - Outdoor Floodlight, Fluorescent or Quartz Iod	1	1,244.00	1,244
6605 - Outdoor Lighting Pole, Steel	24	97.71	2,345
Total Replacement Cost New			3,590

TOTAL COM BUILDING 1 OTHER IMPROVEMENT 2 COST VALUE	Replacement Cost New:	3,590
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	1,080
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	1,080
	Identical Units:	1
	Total Adjusted RCNLD:	1,080

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	C	68,085 SF	20,000 / \$2.80	2.80 / 2.80	80(16)		\$2.24	\$152,500
Total:								\$152,500

MARKET LAND TOTAL	\$152,500
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)	\$454,860
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$607,360

Full Profile

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



Lat/Lon: 37.6943/-97.3989

4805 W Central Ave Wichita, KS 67212	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,610	69,627	189,570
2029 Projected Population	9,648	69,614	191,468
2020 Census Population	9,925	69,683	189,052
2010 Census Population	9,742	69,542	185,765
Projected Annual Growth 2024 to 2029	-	-	0.2%
Historical Annual Growth 2010 to 2024	-	-	0.1%
Households			
2024 Estimated Households	4,199	31,692	78,412
2029 Projected Households	4,254	32,042	80,299
2020 Census Households	4,233	30,982	75,866
2010 Census Households	4,101	30,482	73,720
Projected Annual Growth 2024 to 2029	0.3%	0.2%	0.5%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.5%
Age			
2024 Est. Population Under 10 Years	12.4%	11.7%	12.4%
2024 Est. Population 10 to 19 Years	12.0%	11.7%	13.7%
2024 Est. Population 20 to 29 Years	15.6%	16.8%	15.0%
2024 Est. Population 30 to 44 Years	20.8%	19.9%	20.3%
2024 Est. Population 45 to 59 Years	16.0%	15.5%	16.6%
2024 Est. Population 60 to 74 Years	16.3%	16.6%	15.6%
2024 Est. Population 75 Years or Over	7.0%	7.7%	6.5%
2024 Est. Median Age	35.8	36.6	36.1
Marital Status & Gender			
2024 Est. Male Population	51.6%	50.6%	51.2%
2024 Est. Female Population	48.4%	49.4%	48.8%
2024 Est. Never Married	32.2%	34.9%	34.2%
2024 Est. Now Married	40.2%	39.5%	42.8%
2024 Est. Separated or Divorced	22.3%	20.3%	18.0%
2024 Est. Widowed	5.3%	5.3%	5.0%
Income			
2024 Est. HH Income \$200,000 or More	-	3.2%	4.4%
2024 Est. HH Income \$150,000 to \$199,999	4.1%	4.8%	6.5%
2024 Est. HH Income \$100,000 to \$149,999	10.0%	11.6%	14.1%
2024 Est. HH Income \$75,000 to \$99,999	17.8%	12.2%	13.4%
2024 Est. HH Income \$50,000 to \$74,999	15.4%	19.0%	18.4%
2024 Est. HH Income \$35,000 to \$49,999	19.9%	17.9%	15.0%
2024 Est. HH Income \$25,000 to \$34,999	12.1%	13.1%	10.7%
2024 Est. HH Income \$15,000 to \$24,999	11.4%	8.2%	7.7%
2024 Est. HH Income Under \$15,000	9.3%	10.0%	9.8%
2024 Est. Average Household Income	\$61,234	\$70,356	\$80,169
2024 Est. Median Household Income	\$50,658	\$56,466	\$64,938
2024 Est. Per Capita Income	\$27,074	\$32,288	\$33,391
2024 Est. Total Businesses	272	2,786	7,090
2024 Est. Total Employees	1,960	36,110	86,811

Full Profile

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



Lat/Lon: 37.6943/-97.3989

4805 W Central Ave	1 mi radius	3 mi radius	5 mi radius
Wichita, KS 67212			
Race			
2024 Est. White	72.9%	74.3%	69.8%
2024 Est. Black	5.0%	5.7%	7.4%
2024 Est. Asian or Pacific Islander	1.8%	2.4%	2.9%
2024 Est. American Indian or Alaska Native	1.7%	1.3%	1.3%
2024 Est. Other Races	18.5%	16.4%	18.6%
Hispanic			
2024 Est. Hispanic Population	2,138	13,371	42,404
2024 Est. Hispanic Population	22.2%	19.2%	22.4%
2029 Proj. Hispanic Population	22.7%	20.1%	22.7%
2020 Hispanic Population	21.5%	18.7%	23.1%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	6,572	47,705	126,411
2024 Est. Elementary (Grade Level 0 to 8)	5.1%	3.7%	5.1%
2024 Est. Some High School (Grade Level 9 to 11)	6.8%	8.0%	8.5%
2024 Est. High School Graduate	37.1%	29.3%	27.5%
2024 Est. Some College	24.0%	23.7%	22.6%
2024 Est. Associate Degree Only	9.7%	8.4%	8.4%
2024 Est. Bachelor Degree Only	12.5%	18.1%	18.3%
2024 Est. Graduate Degree	4.9%	8.8%	9.5%
Housing			
2024 Est. Total Housing Units	4,581	34,527	85,335
2024 Est. Owner-Occupied	53.3%	47.1%	51.4%
2024 Est. Renter-Occupied	38.3%	44.7%	40.4%
2024 Est. Vacant Housing	8.3%	8.2%	8.1%
Homes Built by Year			
2024 Homes Built 2010 or later	4.7%	6.2%	7.8%
2024 Homes Built 2000 to 2009	6.1%	7.1%	9.2%
2024 Homes Built 1990 to 1999	6.8%	7.0%	9.0%
2024 Homes Built 1980 to 1989	11.8%	11.7%	11.9%
2024 Homes Built 1970 to 1979	14.8%	15.8%	13.2%
2024 Homes Built 1960 to 1969	8.0%	9.8%	8.7%
2024 Homes Built 1950 to 1959	24.0%	16.8%	15.1%
2024 Homes Built Before 1949	15.4%	17.5%	17.1%
Home Values			
2024 Home Value \$1,000,000 or More	1.4%	1.3%	1.0%
2024 Home Value \$500,000 to \$999,999	2.5%	4.1%	4.0%
2024 Home Value \$400,000 to \$499,999	2.5%	2.5%	3.9%
2024 Home Value \$300,000 to \$399,999	5.0%	7.7%	9.9%
2024 Home Value \$200,000 to \$299,999	12.7%	18.4%	23.0%
2024 Home Value \$150,000 to \$199,999	18.1%	21.8%	18.7%
2024 Home Value \$100,000 to \$149,999	27.7%	21.5%	17.1%
2024 Home Value \$50,000 to \$99,999	25.3%	17.1%	16.7%
2024 Home Value \$25,000 to \$49,999	1.0%	2.5%	2.6%
2024 Home Value Under \$25,000	3.8%	3.0%	3.1%
2024 Median Home Value	\$131,835	\$162,461	\$177,866
2024 Median Rent	\$691	\$738	\$738

Full Profile

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



Lat/Lon: 37.6943/-97.3989

4805 W Central Ave Wichita, KS 67212	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	7,668	56,587	150,422
2024 Est. Civilian Employed	63.5%	64.6%	62.4%
2024 Est. Civilian Unemployed	3.3%	2.9%	3.2%
2024 Est. in Armed Forces	0.3%	0.2%	0.2%
2024 Est. not in Labor Force	32.8%	32.3%	34.2%
2024 Labor Force Males	51.8%	50.7%	51.3%
2024 Labor Force Females	48.2%	49.3%	48.7%
Occupation			
2024 Occupation: Population Age 16 Years or Over	4,869	36,530	93,819
2024 Mgmt, Business, & Financial Operations	14.2%	14.9%	14.9%
2024 Professional, Related	18.1%	21.1%	22.3%
2024 Service	17.7%	15.1%	14.7%
2024 Sales, Office	17.3%	21.4%	20.2%
2024 Farming, Fishing, Forestry	0.1%	0.5%	0.5%
2024 Construction, Extraction, Maintenance	14.9%	9.7%	9.8%
2024 Production, Transport, Material Moving	17.7%	17.3%	17.5%
2024 White Collar Workers	49.6%	57.4%	57.4%
2024 Blue Collar Workers	50.4%	42.6%	42.6%
Transportation to Work			
2024 Drive to Work Alone	77.0%	78.1%	77.9%
2024 Drive to Work in Carpool	12.2%	10.3%	10.7%
2024 Travel to Work by Public Transportation	2.9%	0.8%	0.7%
2024 Drive to Work on Motorcycle	0.1%	-	0.2%
2024 Walk or Bicycle to Work	1.7%	2.8%	2.1%
2024 Other Means	0.3%	1.3%	1.3%
2024 Work at Home	5.9%	6.7%	7.1%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	42.0%	40.7%	36.1%
2024 Travel to Work in 15 to 29 Minutes	48.3%	47.5%	49.4%
2024 Travel to Work in 30 to 59 Minutes	7.1%	9.1%	11.6%
2024 Travel to Work in 60 Minutes or More	2.7%	2.8%	2.9%
2024 Average Travel Time to Work	16.0	15.8	16.8
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$309.4 M	\$2.47 B	\$6.66 B
2024 Est. Apparel	\$5.8 M	\$45.93 M	\$124.83 M
2024 Est. Contributions, Tax and Retirement	\$59.82 M	\$545.55 M	\$1.55 B
2024 Est. Education	\$6.55 M	\$53.65 M	\$146.8 M
2024 Est. Entertainment	\$18.08 M	\$142.82 M	\$387.89 M
2024 Est. Food, Beverages, Tobacco	\$41.69 M	\$318.02 M	\$857.76 M
2024 Est. Health Care	\$26 M	\$197.21 M	\$492.71 M
2024 Est. Household Furnishings and Equipment	\$8.16 M	\$65.17 M	\$177.39 M
2024 Est. Household Operations, Shelter, Utilities	\$76.96 M	\$599.41 M	\$1.6 B
2024 Est. Miscellaneous Expenses	\$5.32 M	\$42.34 M	\$114.93 M
2024 Est. Personal Care	\$4.52 M	\$34.29 M	\$92.42 M
2024 Est. Transportation	\$56.49 M	\$421.11 M	\$1.12 B



Weigand Auction
Broker Registration Form



J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com
CC: thake@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: 4805 W Central Ave. Lot 1 Lot 2

Auction Date:

Print Name of Company / Buying Entity (If Applicable)

Print Name of Individual Bidder

(Company, Joint Venture, Trustee Name(s)):

(individual, signing on behalf of buying entity):

Broker Participation Fee

To qualify for the three percent (3%) Broker Participation Fee, the real estate broker's properly registered buyer must be the high bidder, as well as purchase and close on the auction property registered above. The broker must hold an active real estate license in the State of Kansas and be legally eligible to participate, with no restrictions or prohibitions under the law.

In the case of multiple registrations of the same buyer by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The broker may submit only one Broker Registration Form per auction and with only one buyer. The broker must attend live auctions with the buyer. If the broker has not met all the requirements, no Broker Participation Fee will be paid, even if its buyer purchases the property.

Broker and buyer(s) acknowledge and agree that seller and auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the buyer may elect to conduct thereon. Broker and buyer(s) each hereby agree to indemnify and hold harmless the auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and seller harmless if there is a claim by any other broker with this buyer.

Broker Registration Form must be received by J.P. Weigand & Sons, Inc. before buyer's first bid.

Real Estate Agent

Buyer

By: _____

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