WEIGAND
AUCTION

PROPERTY INFORMATION

515 N. Summit Ave. Arkansas City

2 Lot Auction - Medical Office Space + Vacant Lot

2024 TAXES:
Tract 1
Gen: $10,774.80
Spe: $0.00

Tract 2
Gen: $141.80
Spe: $0.00

BUILDING SF
4,080 SF
(Per County)

ZONING
TRACT 1 C-2
TRACT 2 R-2

PROPERTY HIGHLIGHTS

Weigand Auctions is excited to present two tracts well suited to be purchased together or separately. Located in the heart of Ark City, KS, this auction features two distinct parcels totaling around 22,044 SF when combined along Ark City's main thoroughfare, Summit Street.

Tract 1 – This 4,080 SF former physicians office has great frontage along Summit St. and sits on a 15,444 SF lot, providing ample parking for clients and employees.

Tract 2 – This 6,600 SF vacant lot with gravel is currently being used for overflow parking.

QUICK TERMS

- This is a Reserve Auction.
- A 10% Buyer's Premium will be added to the final bid to determine the total purchase price.
- Broker Participation available—please contact auction company for details and registration requirements.
- An Earnest Money Deposit is due within 24 hours of the auction:
  - 10% of the purchase price if closing within 30 days, or
  - 15% of the purchase price if closing within 45 days.
- Closing to occur on or before 30 or 45 days from the auction date, depending on the schedule selected at the time of contracting.

EST. 1902 WEIGAND REAL ESTATE

Trevor Burford | Auctioneer
316-644-4276 | tburford@weigand.com

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AUCTION PROCEDURES: Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until one(1) minute has passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYER'S PREMIUM: 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 deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination ofearnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing.

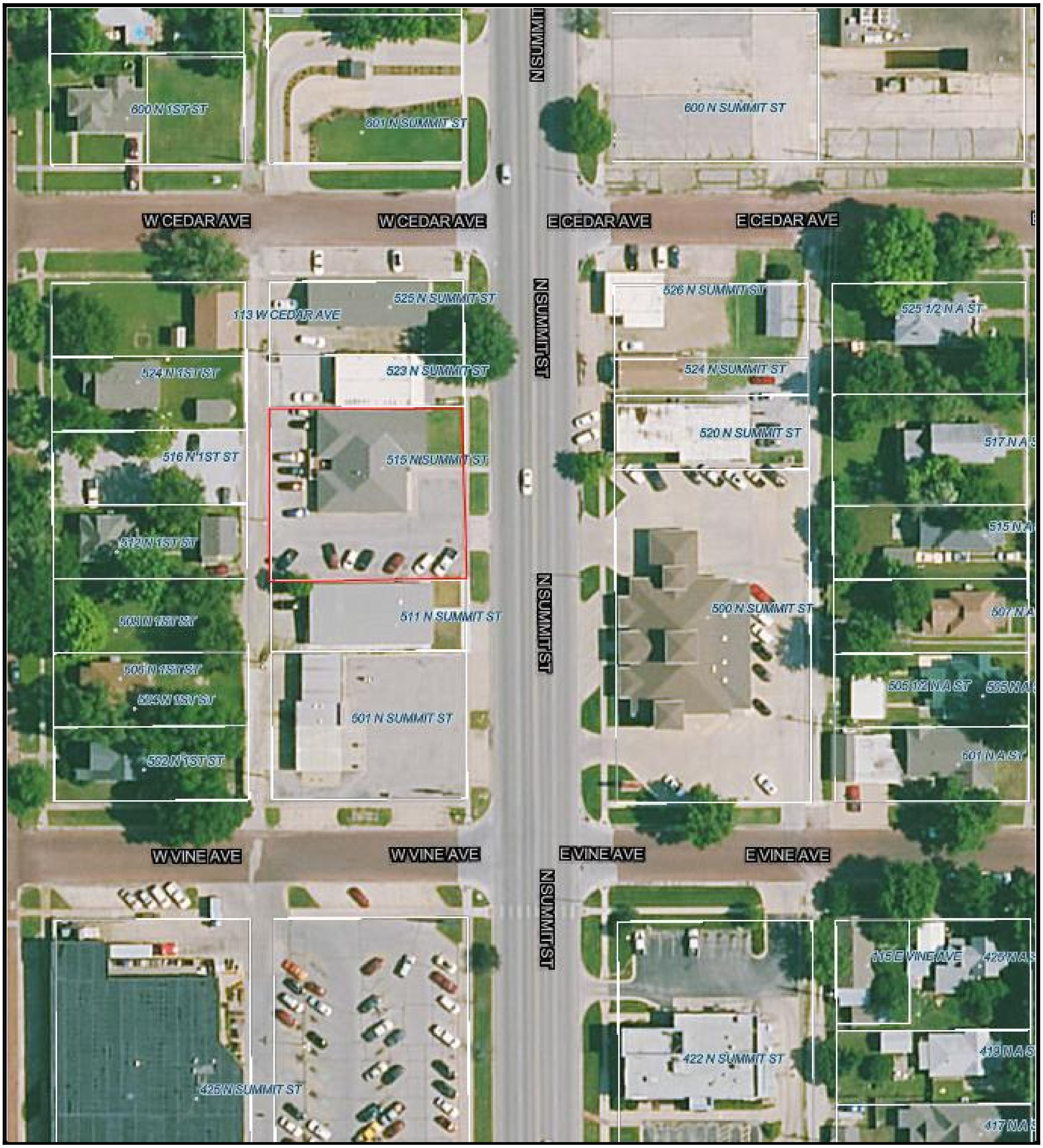
IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained

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. Property is subject to sale prior to the completion

of the auction. 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.

Trevor Burford | Auctioneer
316-644-4276 | tburford@weigand.com

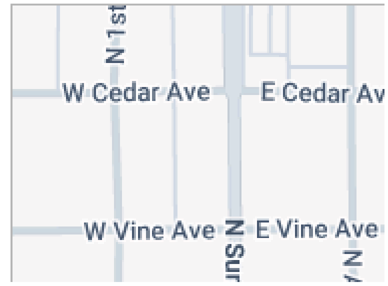
Aerial 515



8/11/2025

STANDARD

MLS #	660722
Status	Active
Contingency Reason	
Property Type	Office
Address	515 N Summit St
Address 2	
City	Arkansas City
State	KS
Zip	67005
County	Cowley
Area	SCKMLS
Asking Price	$0
Class	Commercial/Ind/Bus
For Sale/Auction/For Rent	Auction
Associated Document Count	0
Picture Count	35



GENERAL

List Agent	Trevor Burford - CELL: 316-644-4276	**List Date**	8/25/2025
List Office	J.P. Weigand & Sons - OFF: 316-262-6400	**Expiration Date**	3/31/2026
Co-List Agent		**Realtor.com Y/N**	Yes
Co-List Office		**Display on Public Websites**	Yes
Showing Phone	888-874-0581	**Display Address**	Yes
Sale/Lease	Sale	**VOW: Allow AVM**	Yes
Building Size SqFt	3,001 - 5,000	**VOW: Allow 3rd Party Comm**	Yes
Number of Acres	0.35	**Virtual Tour Y/N**	
Zoning	General Comm	**Days On Market**	8
Parcel ID	299-30-0-20-18-003.00-0	**Cumulative DOM**	65
# of Stories	1	**Cumulative DOMLS**	
Apx Gross Building SqFt	4,080.00	**Input Date**	8/25/2025 12:47 AM
Apx Net Rentable SqFt		**Update Date**	8/25/2025
Apx Min Available SqFt	4,080.00	**Off Market Date**	
Apx Max Contiguous SqFt	4,080.00	**Status Date**	8/25/2025
Apx Vacant SqFt	4,080.00	**HotSheet Date**	8/25/2025
Land SqFt	15,444.00	**Price Date**	8/25/2025
Present Use of Bldg	medical	**BusinessName**	
Bldg on Leased Land		**Virtual Tour 2 Label**	
Invest Package Available	No	**Virtual Tour 4 Label**	
Year Built	1985	**Owner Name**	
Subdivision		**# of Restrooms**	3
Legal	ARKANSAS CITY , BLOCK 75 , N2 LT 6 & ALL LTS 7-10 & S15 L T 11	**FIPS Code**	20035
		Apx Industrial SqFt	
Original Price	$0	**Apx Retail SqFt**	
Term of Lease		**BasementYN**	Y
Virtual Tour 3 Label		**Great Plains Navica**	
Previous Status		**Possible Use**	
Owner Name 2		**COO Date**	
Tax Revitalization Project Y/N	No	**Listing Visibility Type**	MLS Listing
Sign On Property Y/N	Y	**Price Per SQFT**	
Apx Office SqFt	4080	**Mapping**	
Apx Warehouse SqFt		**Input Date**	8/25/2025 12:47 AM
Level of Service	Full Service	**RESO Universal Property Identifier**	
Present Use		**Floor Plans Count**	0
On Market Date			
Doc Manager	0		
Geocode Quality	Exact Match		
Sold Price Per SQFT			
Tax ID	299-30-0-20-18-003.00-0		
Update Date	8/25/2025 12:47 AM		
Unique Property Identifier			
Showing Start Date			
Floor Plans Update Date			

DIRECTIONS

Directions From north end of town, head south to property at 515 Summit. On west side of road.

FEATURES

LOADING DOCK
None
RAIL
None
OVERHEAD DOORS
None
PARKING
None
ROAD FRONTAGE
City Arterial
LOCATION
Freestanding
CONSTRUCTION
All Brick
SIDEWALL HEIGHT
Less than 10 Ft
ROOF
Composition
UTILITIES AVAILABLE
Electric
City Water
City Sewer

FLOORS
Carpet
Laminate
HEATING
Electric
Hot Water
COOLING
Central Air
Electric
TENANT PAID EXPENSES
None
OWNER PAID EXPENSES
Other/See Remarks
ELECTRICAL
110 Volt
220 Volt
MISCELLANEOUS FEATURES
Other/See Remarks
PROPOSED FINANCING
Sell in Entirety
Cash

TERMS OF LEASE
No Leases
Other/See Remarks
DOCUMENTS ON FILE
None
OWNERSHIP
Corporate
SHOWING INSTRUCTIONS
Call Showing #
LOCKBOX
Combination
TYPE OF LISTING
Excl Right w/o Reserve
AGENT TYPE
Designated Sell Agent
FLOOD INSURANCE
Unknown
POSSSESSION
At Closing
SPECIAL FEATURES/HANDICAP
Grab Bars

BASEMENT/OTHER
Concrete
Finished
Full
MAIN SIZE GAS
Unknown-Verify
MAIN SIZE WATER
Unknown-Verify
CEILING HEIGHT
Varied Heights
TRAFFIC COUNT
5,000 - 10,000
PRESENT USE
Professional/Office
POSSIBLE USE
Professional Service
Other

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	0
General Property Taxes	$0.00
General Tax Year	2024
Special Taxes	0.00
Special Tax Year	n/a
Special Balance	0.00
Gross Income	
Earnest $ Deposited With	Security First Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING CLOSING Tuesday September 30th 2025 2:00pm(CST). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Here is your chance to open, relocate or expand your business or commercial portfolio. Available at auction is a former physician's office consisting of approximately 4,080± sq ft commercial building in Arkansas City. Property consists of a third acre lot with 15 parking stalls. Building features a large lobby of the foyer with serval offices on the north and south wings. Basement has two stairwells for ease of access to storage and break room located below. Currently Zoned C-2. Situated on paved lot with 15 parking stalls with immediate access off Summit frontage. Additional lot for sale to west of building for overflow traffic and additional parking. Property at 515 N Summit, Arkansas City is known as TRACT 1 and will be sold separately from TRACT 2 of 516 N 1st St, Arkansas City. TRACT 2 is a 6600 sqft± vacant lot w approximately 4" of gravel used as on overflow parking lot for staff and clients. TRACT 1 bidding closes on Tuesday September 30th 2:00pm. TRACT 2 bidding closes at 2:30pm. All the information contained 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. 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.

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PRIVATE REMARKS

Private Remarks See entirety of terms and conditions at weigandauctions.com.

AUCTION

Type of Auction Sale	Reserve	**1 - Open for Preview**	
Method of Auction	Online Only	**1 - Open/Preview Date**	
Auction Location	weigandauctions.com	**1 - Open Start Time**	
Auction Offering	Real Estate Only	**1 - Open End Time**	
Auction Date	8/26/2025	**2 - Open for Preview**	
Auction Start Time	2:00pm	**2 - Open/Preview Date**	
Auction End Date	9/30/2025	**2 - Open Start Time**	
Auction End Time	2:00pm	**2 - Open End Time**	
Broker Registration Req	Yes	**3 - Open for Preview**	
Broker Reg Deadline	September 28th 2025 5:00p	**3 - Open/Preview Date**	
Buyer Premium Y/N	Yes	**3 - Open Start Time**	
Premium Amount	10.00	**3 - Open End Time**	
Earnest Money Y/N	Yes		
Earnest Amount %/$	10.00		

TERMS OF SALE

Terms of Sale AUCTION PROCEDURES: Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until one (1) minute has passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: 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 deposit , as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing. 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. Property is subject to sale prior to the completion of the auction.

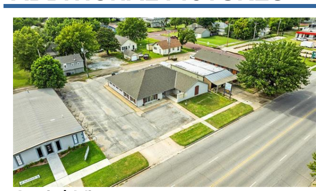
PERSONAL PROPERTY

Personal Property none

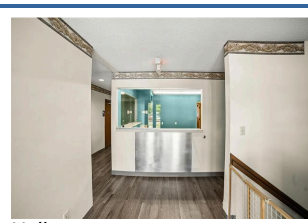
SOLD

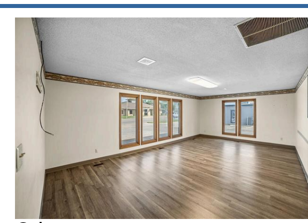
How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N
Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES


Aerial View


Aerial View


Hallway


Other


Other


Bonus Room


Hallway


Other


Other


Other

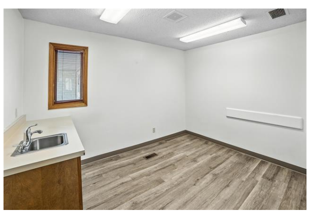

Office


Hallway


Other


Other


Hallway




Laundry


Other

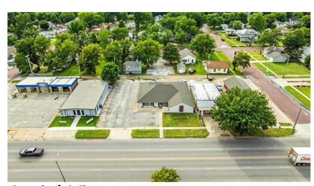

Basement


Basement


Basement

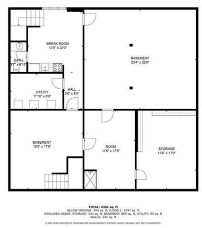

Bonus Room


Patio


Aerial View

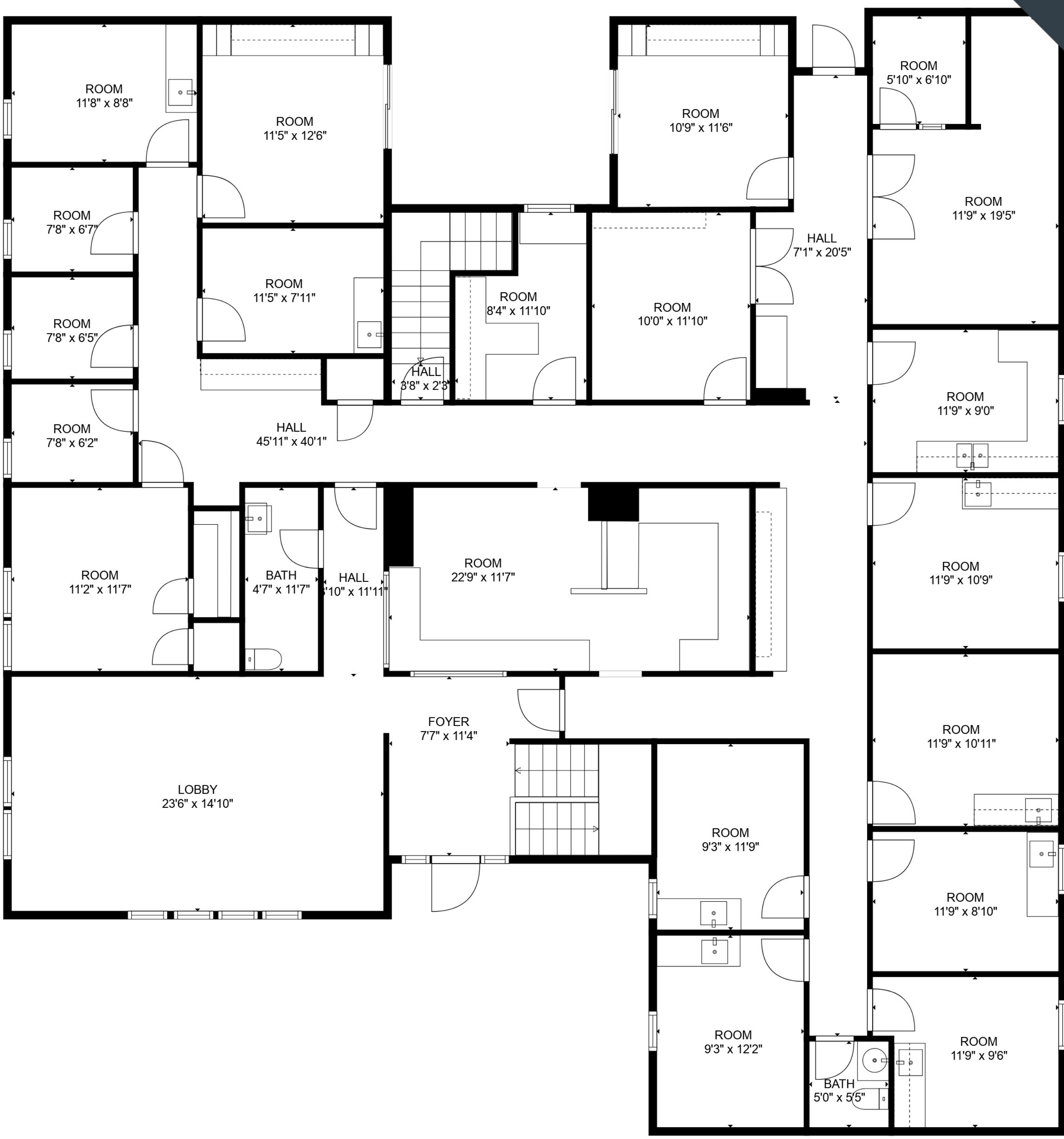

Aerial View

Floor Plan



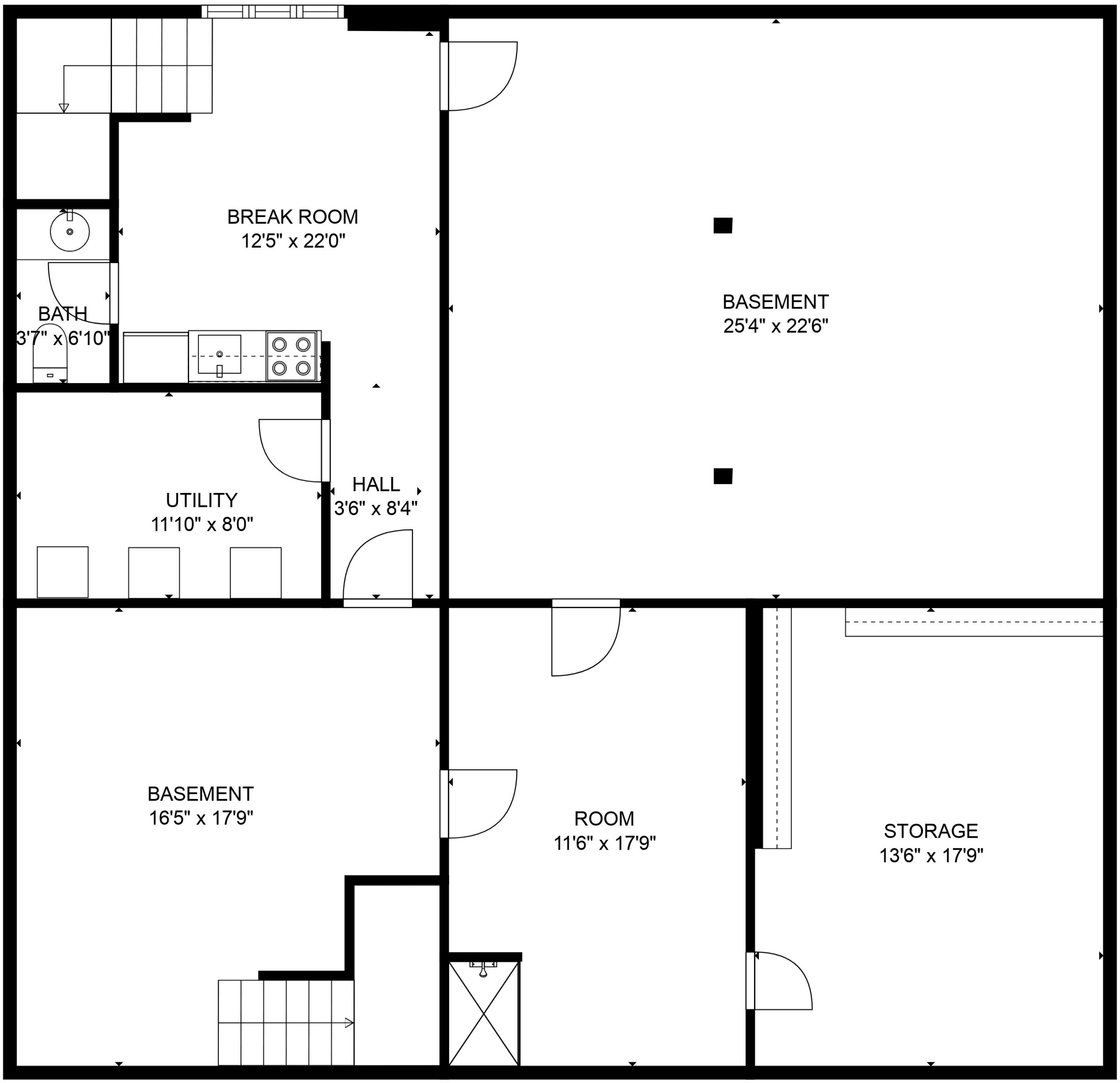
Floor Plan

DISCLAIMER



TOTAL: 4301 sq. ft
BELOW GROUND: 504 sq. ft, FLOOR 2: 3797 sq. ft
EXCLUDED AREAS: STORAGE: 244 sq. ft, BASEMENT: 865 sq. ft, UTILITY: 95 sq. ft
WALLS: 241 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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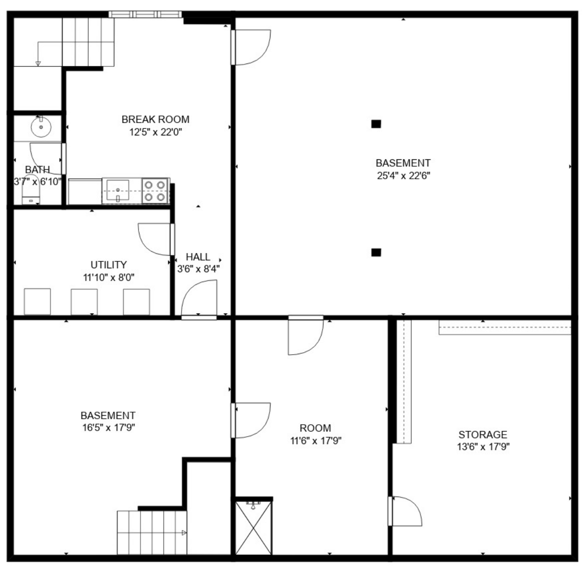
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR 2



FLOOR 1

TOTAL: 4301 sq. ft

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WALLS: 241 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Property Details for PID: 0182993002018003000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0182993002018003000
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0182993002018003000
QuickRef ID :	R14812
Owner Name :	K & R PROPERTIES LLC
Location:	515 N SUMMIT, Arkansas City, KS 67005
Abbreviated Boundary Description:	ARKANSAS CITY , BLOCK 75 , N2 LT 6 & ALL LTS 7-10 & S15 L T 11
Owner Information:	
Owner	K & R PROPERTIES LLC
Mailing Address	PO BOX 160 AUGUSTA, KS 67010
Property Information:	
Type	Commercial & Industrial
Status	Active
Taxing Unit	001
Neighborhood Code	920

No Secondary Address Details found

Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	0
Square Feet	15,444

Permit Details

Number	Date	Amount	Purpose
1500734	Dec 18, 2015	1000.0000	

No Orion Deed Book Page Details found

Additional Deed Book Page Details

Deed Book/Page 0771/0355

Value Details

Current Final Value (Commercial and Industrial)	Year	2024
	Land	$8,710.00
	Building	$233,240.00
	Total	$241,950.00

Current Final Value (Commercial and Industrial)		
	Year	2023
	Land	$8,710.00
	Building	$226,190.00
	Total	$234,900.00

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Paving, Asphalt with Base	1	10	1983	AV	AV
Wood Fence, 5' Solid Board	1	10	1983	AV	PR
Common Brick Wall	1	10	1983	AV	AV

Commercial Building Details

Building No:	units :	Ident Units :	Struct Type :
1	0	1	Medical office building

Commercial Building Section Details

Section No:	Level From :	Level To :	Size :	Perimeter :	Occupancy :	Wall Height :	Year Built :
1	1	1	4080	326	Medical Office	8	1983
		Commercial Component Details					
		Commercial Component :	Warmed and Cooled Air	Units :	100 %		
		Commercial Component :	Porch, Open Slab	Units :	680		
		Commercial Component :	Stud - Brick Veneer	Units :	100 %		
		Basement Details					
		Occupancy :	Type :	Area :	Depth :	Use :	Rank :
				1,722	8		AV+

No Ag Land Details found

No Ag Building Details found

Cowley County, KS

Summary

Parcel ID	2993002018003000
Quick Ref ID	R14812
Location	515 N SUMMIT Arkansas City, KS 67005
Brief Tax Description	ARKANSAS CITY , BLOCK 75 , N2 LT 6 & ALL LTS 7-10 & S15 L T 11
Taxing Unit	001
Lot Size	15444
Acreage	0
Property Class	Commercial & Industrial
Lot Block	
S-T-R	--00
Neighborhood	920- Arkansas City Commercial NBHD Central
Zoning	C-2

Owners

Primary Owner
K & R Properties LLC
PO Box 160
Augusta, KS 67010

Property Factors

Topography	Level - 1	**Parking Type**	On and Off Street - 3
Utilities	All Public - 1	**Parking Quantity**	Adequate - 2
Access	Paved Road - 1, Alley - 7	**Parking Proximity**	On Site - 3
Fronting	Major Strip or CBD - 1	**Parking Covered**	0
Location	Central Business District - 1	**Parking Uncovered**	0

Market Land

Method	Type	AC/SF	Class
Sqft	Primary Site - 1	15,444	

Commercial Information

Structure Type	Medical office building
Bldg No & Name	1 SUMMIT CLINIC
Identical Units	1
No. of Units	0
Unit Type	
Class	C

Building Sections

Sect	Occupancy	Use	Year Built	Lvl From	Lvl To	Area	Perim	Hgt
1	Medical Office	Medical Center - 052	1983	01	01	4,080	326	8

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Outbuildings	1	1983	10	0	8	1
Outbuildings	1	1983	10	0	8	1
Outbuildings	1	1983	10	0	8	1

Appraised Valuation

Assessed Year	2025	2024	2023	2022
Building Value	$238,520.00	$233,240.00	$226,190.00	$194,430.00
Land Value	$10,690.00	$8,710.00	$8,710.00	$8,710.00
Appraised Total Value	$249,210.00	$241,950.00	$234,900.00	$203,140.00

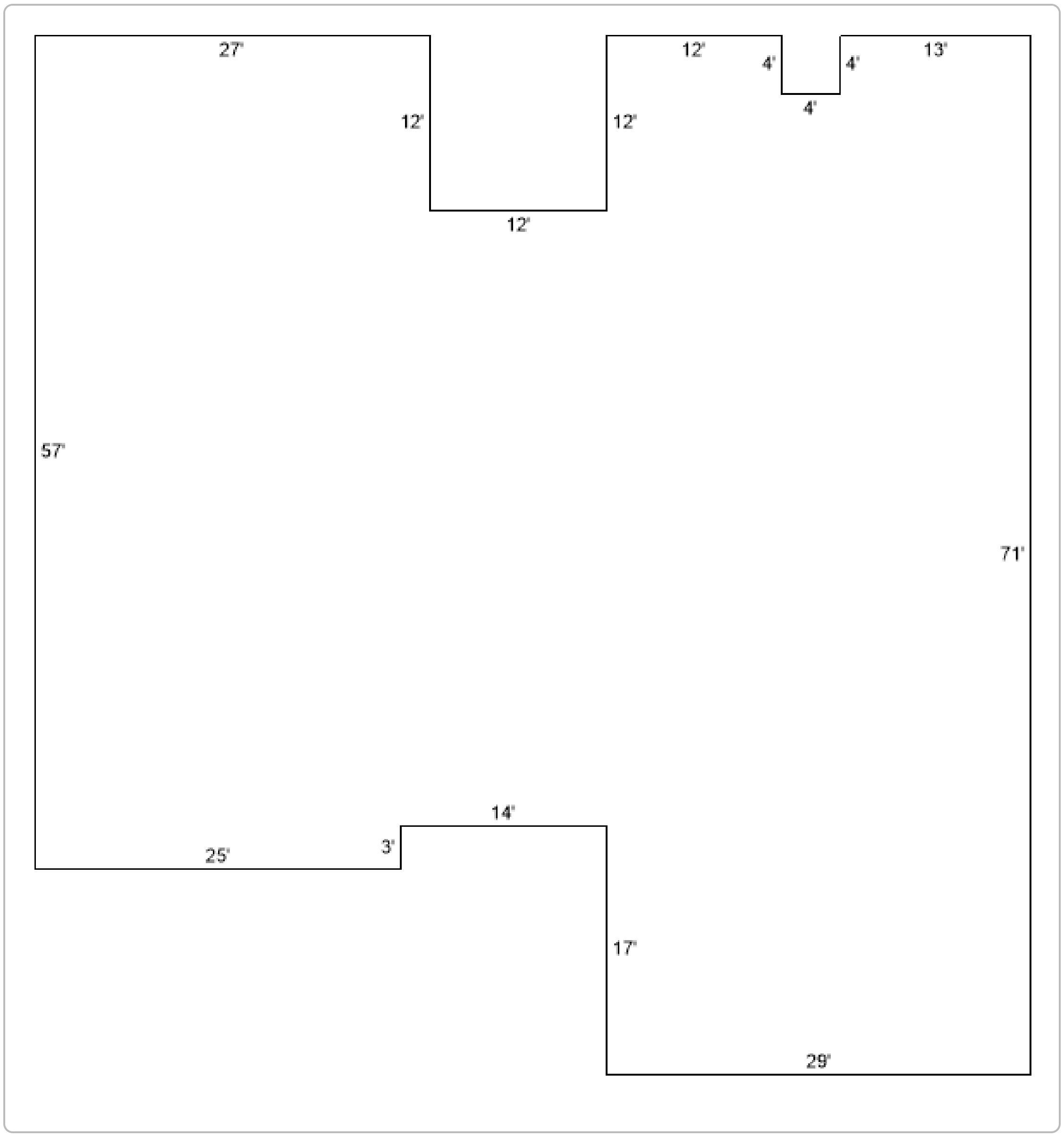
Assessed Valuation

Assessed Year	2025	2024	2023	2022
Building Value	$59,630.00	$58,310.00	$56,548.00	$48,608.00
Land Value	$2,673.00	$2,178.00	$2,178.00	$2,178.00
Assessed Total Value	$62,303.00	$60,488.00	$58,726.00	$50,786.00

2023 Taxing Units

Code	Description	Rate
CC041	COWLEY CCC	17.919
CT200	COWLEY COUNTY	43.328
CY001	ARKANSAS CITY	63.074
RC470	USD 470 RECREATION	5.000
SB470	USD 470 BOND & INTEREST	11.469
SD470	USD 470 OTHER FUNDS	22.796
SG470	USD 470 GENERAL FUND	20.000
ST100	STATE	1.500

Sketches



No data available for the following modules: Agricultural Land, Agricultural Land Questionnaire, Dwelling Information, Manufactured Home Information, Other Building Improvements, Photos, SVQ.

Cowley County, KS

Tax Summary

Tax ID	08156
Tax Year	2024
Name	K & R PROPERTIES LLC
Property Address	515 N SUMMIT, Arkansas City, KS 67005
Sec-Twp-Rng	00-0-00
Description	ARKANSAS CITY , BLOCK 75 , N2 LT 6 & ALL LTS 7-10 & S15 L T 11
Parcel ID/Cama	2993002018003000
Parcel Classes	C
Tax Unit	1

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
2024	$60,488	178.131	$10,774.80	$0.00	$10,774.80	$10,774.80	N
2023	$58,726	185.964	$10,920.92	$0.00	$10,920.92	$10,920.92	N
2022	$50,786	196.076	$9,957.92	$0.00	$9,957.92	$9,957.92	N

KANSAS ASSOCIATION OF REALTORS®

COMMERCIAL PROPERTY DISCLOSURE STATEMENT

Document updated: April 2015

SELLER: K & R Proeprties, LLC

DATE:

PROPERTY ADDRESS: 515 N Summit, Arkansas City

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this Commercial Property Disclosure Statement (the "Statement").

B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.

C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

A. SELLER has an obligation under this Statement to:

(1) Review this Statement and any attachments carefully:

(2) Verify all the important information concerning the Property;

(3) Attach all available supporting documentation on the Property;

(4) Use explanations lines as requested and when necessary; and

(5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.

B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFCATION OF REAL ESTATE LICENSEES:

A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

K.S. DS KS

SELLER'S INITIALS SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.

B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

A. BUYER has an obligation under this Statement to:
(1) Review this Statement and any attachments carefully;
(2) Verify all the important information about the condition of the Property contained in this Statement;
(3) Ask the SELLER about any incomplete or inadequate responses;
(4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
(5) Review all other applicable documents concerning the Property;
(6) Conduct personal or professional inspections of the Property; and
(7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.

B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

______ BUYER'S INITIALS ______ BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: unknown
2. Appropriate date that SELLER acquired the Property: Approximate 15 years.
3. Does the SELLER currently occupy the Property? ☐ Yes ☒ No
   A. If No, has the SELLER ever occupied the Property? ☒ Yes ☐ No
4. Is the SELLER current on the following assessments, charges, fees or payments relating to the Property:
   A. Mortgage payments? ☒ Yes ☐ No
   B. Property taxes? ☒ Yes ☐ No
   C. Special assessments? ☒ Yes ☐ No
   D. Other: ______ ☐ Yes ☐ No
5. What is the current zoning of the Property?

6. Are you aware of:
   A. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? ☐ Yes ☒ No
   B. Any declarations, deed restrictions, plan or plat requirements that have authority over the Property? ☐ Yes ☒ No
   C. Any violation of laws or regulations affecting the Property? ☐ Yes ☒ No
   D. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☒ No
   E. Any litigation or settlement pertaining to the Property? ☐ Yes ☒ No
   F. Any current or future special assessments pertaining to the Property? ☐ Yes ☒ No
   G. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☒ No
   H. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☒ No

I. Any leases on the Property? ☐ Yes ☒ No
If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations under the leases:

J. Any party currently in possession of the Property or a portion of the Property other than the SELLER? ☐ Yes ☒ No
K. Any construction, landscaping or surveying done on the Property within the last six months? ☐ Yes ☒ No
L. Any additions, alterations, repairs or structural modifications made without the necessary permits? ☐ Yes ☒ No
M. Any nuisance or other problems originating within the general vicinity of the Property? ☐ Yes ☒ No
N. Any notices of nuisance abatement, citations or investigations regarding the Property? ☐ Yes ☒ No
O Any recent reappraisal, reclassification or revaluation of the Property for property tax purposes? ☐ Yes ☒ No
P. Any public authority contemplating condemnation proceedings? ☐ Yes ☒ No
Q. Any government rule limiting the future use of the Property other than existing zoning regulations? ☐ Yes ☒ No
R. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? ☐ Yes ☒ No
S. Any interest in all or part of the Property that has been reserved by the previous owner? ☐ Yes ☒ No
T. Any unrecorded interests affecting the Property? ☐ Yes ☒ No
U. Anything that would interfere in passing clear title to the BUYER? ☐ Yes ☒ No
V. If you have answered "Yes" to any of the questions in 6(A) through (V), please attach documentation and explain here:

W. Additional Comments:

Part 4. STRUCTURAL CONDITIONS:

1. Have there been any leaking or other problems with the roof, flashing or rain gutters? ☐ Yes ☒ No
   A. If Yes, what was the date of the occurrence?: ______
2. Have there been any repairs to the roof, flashing or rain gutters? ☐ Yes ☒ No
   A. If Yes, please provide the date of the repairs?: ______
3. Has there been any damage to the Property due to wind, fire or flood? ☐ Yes ☒ No
4. Are there any structural problems with the Property? ☐ Yes ☒ No
5. Is there any exposed wiring presently in any structures on the Property? ☐ Yes ☒ No
6. Are there any windows or doors that leak or have broken seals? ☐ Yes ☒ No
7. Do you have any knowledge of any damage to the Property caused by termites or wood infestation? ☐ Yes ☒ No
   A. If Yes, is the Property currently under warranty? ☐ Yes ☐ No
   B. If Yes, please name the company here: ______
8. Have you ever experienced or are you aware of any:
   A. Movement, shifting, deterioration or other problems with the basement, foundation or walls? ☐ Yes ☒ No
   B. Corrective action taken to remedy these conditions, including but not limited to bracing or piercing? ☐ Yes ☒ No
   C. Water leakage or ~~dampness in the Property~~? No leakage, fixed by basement Repair Co. ☒ Yes ☐ No
   D. Dry rot, wood rot or similar conditions on the wood of the Property? ☐ Yes ☒ No
   E. Problems with driveways, fences, patios or retaining walls on the Property? ☐ Yes ☒ No
   F. Any failure of the Property to comply with the Americans with Disabilities Act? ☐ Yes ☒ No

9. If you have answered Yes to any of the questions in this Part 4, attach any written documentation and explain here:
Northside Basement wall once had water leakage during heavy rain and Neighbor's Gutter drainge was toward the clinic wall. we hired "Thrasher basement repair" and they waterproof the wall and installed new drainge system. Since then had no Problem.

10. Additional Comments:

Part 5. LAND CONDITIONS:

1.	Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency(FEMA)?	☐ Yes ☒ No
2.	Are you aware of any drainage or flood problems on the Property or adjacent properties?	☐ Yes ☒ No
3.	Have any neighbors complained that the Property causes drainage problems?	☐ Yes ☒ No
4.	Is there fencing on the Property?	☐ Yes ☒ No
	If Yes, does the fencing belong to the Property?	☐ Yes ☒ No
5.	Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property?	☐ Yes ☒ No
6.	Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways?	☐ Yes ☒ No
	If Yes, is the Property owner responsible for the maintenance of any such shared features?	☐ Yes ☒ No
7.	Are you aware of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the Property or in the immediate vicinity of the Property?	☐ Yes ☒ No

8. If you have answered Yes to any of the questions in this Part 5, attach any written documentation and explain here:

9. Additional Comments:

Part 6. WATER AND SEWAGE SYSTEMS:

1. What is the water source on the Property? ☒ Public Water ☐ Private Water ☐ Well ☐ Cistern ☐ Other ☐ None
2. Does the Property have any sewage facilities on or connected to it? ☒ Yes ☐ No
3. Are you aware of any problems relating to the water systems or sewage facilities on the Property? ☐ Yes ☒ No
   If Yes, please explain:

4. Additional Comments:

Part 7. ELECTRICAL/GAS/HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? ☒ Yes ☐ No
2. Does the Property have heating systems? ☒ Yes ☐ No
   A. If Yes, please specify: ☒ Electrical ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☐ Propane ☐ Other ______
3. Does the Property have air conditioning? ☒ Yes ☐ No
   A. If Yes, please specify: ☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
4. Does the Property have a water heater? ☒ Yes ☐ No
   A. If Yes, please specify: ☒ Electric ☐ Gas ☐ Solar
5. Are you aware of any problems relating to the electrical, gas or heating and cooling systems on the Property? ☐ Yes ☒ No
   If Yes, please explain:
6. Additional Comments:

Part 8. HAZARDOUS CONDITIONS:

1. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, mold, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
2. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ Yes ☒ No
3. Are you aware of any previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
4. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No
5. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
6. Are you aware of any aboveground or underground storage tanks on this Property? ☐ Yes ☒ No
7. If you have answered Yes to any of the questions in this Part 8, attach any written documentation and explain here:
8. Additional Comments:

Part 9. APPLIANCES, EQUIPMENT AND FIXTURES:

Indicate the condition of the following items by marking the appropriate box. Check only one box.

	NOT INCLUDED	WORKING	NOT WORKING
1. Air conditioning – central system	☐	☒	☐
2. Air conditioning – window units	☒	☐	☐
3. Air purifier system	☒	☐	☐
4. Dock leveler	☒	☐	☐
5. Elevator	☒	☐	☐
6. Exhaust fans – Bathrooms	☐	☒	☐
7. Fire alarm(s)	☐	☒	☐
8. Fire sprinkler(s)	☒	☐	☐
9. Lawn sprinkler(s)	☐	☐	☒
10. Security gate(s)	☒	☐	☐
11. Security system(s)	☐	☒	☐
12. Smoke detector(s)	☐	☒	☐
13. Wiring system	☐	☒	☐
14. Other: ______	☐	☐	☐
15. Other: ______	☐	☐	☐
16. Other: ______	☐	☐	☐

Part 10. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has read and received a signed copy of the Statement from the SELLER, the SELLER'S agent or any real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the BUYER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

K. Shahzada 8/26/2025

SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

DocuSigned by:
Rhonda Green
00C06E7EFD9B400...
8/28/2025 | 6:24 PM CDT

SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE


AD ASTRA PER ASPERA
Kansas
OPPORTUNITY ZONE
SITE
Creswell
Moxham
Arkansas River
Spring Creek
Walnut River
262nd Rd
272nd Rd
282nd Rd
286th Rd
292nd Rd
302nd Rd
312th Rd
322nd Rd
21st Rd
41st Rd
23rd St
N 15th St
N 7th St
W Radio Ln
W Kansas Ave
Mills Park
US Highway 77
Parkerfield
Arkansas City
US Highway 166
W Madison Ave
S A St
S 6th St
S Summit St
77th Rd
51st Rd
53rd Rd
91st Rd
Byrd St
1187 ft
1232 ft

Cowley First - Cowley County Economic Development Presents:

Cowley County Rural Opportunity Zone

A workforce recruitment tool from the State of Kansas

Rural Opportunity Zone Benefits Its your move to Cowley County! if you prefer life in a quiet, safe setting with the action of a metro city just minutes away then Cowley County is the place for you! Nestled in the Flint Hills with a rich history in agriculture, Cowley County is located less than an hour away from Wichita and within three hours of Kansas City, Oklahoma City, and Tulsa.	
Financing & Incentives:	
STATE INCOME TAX WAIVER	Waives your state income tax for 5 years when you move to a ROZ County in Kansas from another state.
STUDENT LOAN FORGIVENESS	Matching program that repays student loans up to $15,000 over 5 years after moving to a ROZ County.

<table>
<tr><th colspan="2"><u>Am I Eligible?</u></th></tr>
<tr><td>1. STATE INCOME TAX WAIVER</td><td>Lived outside of Kansas for two or more years immediately prior to moving to a ROZ County
Earned less than $10,000 in Kansas source income in the 2 years prior to moving to a ROZ County
Move to Cowley after July 1, 2021 and live in the ROZ County the entire taxable year to be able to claim the tax credit Jan. 1 to Dec. 31.
Example: Moving to Cowley County in 2021 makes you eligible for the waiver for 2022 as long as you maintain residence for the full calendar year.</td></tr>
<tr><td>2. STUDENT LOAN REPAYMENT</td><td>Moved to Cowley County after July 1, 2021
Hold an associates, bachelor's, or post-graduate degree PRIOR to moving to the ROZ County
Have an employer sponsor
Have an outstanding student loan balance in applicant's name
Ability to provide proof of: residency at current and previous addresses, and student loan balance with distribution dates.</td></tr>
<tr><td></td><td></td></tr>
<tr><th colspan="2"><u>How Do I Apply?</u></th></tr>
<tr><td colspan="2"><u>Income tax waiver:</u> You simply relocate to and reside in Cowley County between July 1st and December 31, 2023. When you file your 2024 income taxes through the State's online system, you will see a question to indicate you met the Roz eligibility requirements.</td></tr>
<tr><td colspan="2"><u>Student loan reimbursement:</u> Relocate to Cowley County and work with the employer that will sponsor you in the ROZ program. You and the employer will each register for the program. If you would like to move to Cowley County and do not have an employer, submit your application and we'll try to match you with a participating employer.</td></tr>
<tr><td colspan="2">For more information email <u>cowleyfirst@cowleycounty.org</u> call 620-221-9951 or 620-442-3094</td></tr>
</table>

Security 1st Title

Commitment Cover Page

Order Number: **3145623** Delivery Date: **08/05/2025**

Property Address: **515 N. Summit St., Arkansas City, KS 67005**

For Title Assistance

Melissa Deal
216 E. 9th Avenue
PO Box 541
Winfield, KS 67156
Office: (620) 221-0430
mdeal@security1st.com

Seller/Owner

K & R Properties LLC, a Kansas limited liability company
515 N Summit St
Arkansas City, KS 67005
Delivered via: Electronic Mail

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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:	**08/05/2025**	Buyer(s):	**Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Order No.:	**3145623**	Seller(s):	**K & R Properties LLC, a Kansas limited liability company**
Issuing Office:	**Security 1st Title 216 E. 9th Avenue PO Box 541 Winfield, KS 67156**	Property Address:	**515 N. Summit St., Arkansas City, KS 67005**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 ($1,000.00)	$410.00
	Total $410.00
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:

Cowley county recorded 06/16/2006 at book 771 page 355

Tax Information:

1-08156

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Westcor Land 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, WESTCOR LAND TITLE INSURANCE COMPANY, a Colorado 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.

WESTCOR LAND TITLE INSURANCE COMPANY

WESTCOR LAND TITLE INSURANCE COMPANY CORPORATE SEAL 1993 SOUTH CAROLINA

By: Mary O'Donnell
President

Attest:
Secretary

Issuing Agent: Security 1st Title, LLC

Security 1st Title

Melissa Deal
(620) 221-0430 (Work)
mdeal@security1st.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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

Transaction Identification Data for reference only:

Issuing Agent:	**Security 1st Title, LLC**
Issuing Office:	**216 E. 9th Avenue PO Box 541 Winfield, KS 67156**
ALTA Universal ID:	**0001152**
Loan ID Number:	
Commitment No.:	**KS-C3145623**
Property Address:	**515 N. Summit St., Arkansas City, KS 67005**
Buyer:	**Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Title Contact:	**Melissa Deal (620) 221-0430 (Work) mdeal@security1st.com**

SCHEDULE A

1. **Commitment Date:**

   07/29/2025 at 7:00 AM

2. **Policy to be issued:**

   ALTA Owner's Policy 07-01-2021 $1,000.00
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
   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:**

   K & R Properties LLC, a Kansas limited liability company

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

   North 2 feet of Lot 6 and all Lots 7, 8, 9, 10 and the South 15 feet of Lot 11, Block 75, Original Townsite, Arkansas City, Cowley County, Kansas.

Security 1st Title

By: ______________________________

David Armagost, President

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **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: $10,774.80, Paid
   Tax Parcel Number: 08156
7. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
8. **K & R Properties LLC, a Kansas limited liability company is a limited liability company. Furnish for examination, an authentic copy of the following documents:**

   1. Articles of Organization, and any amendments thereto
   2. Operating Agreement, and any amendments thereto

   Any instrument to be executed, must:
   1. Be executed in the limited liability company's name, and
   2. Be signed by all members, if management has been retained by the members.
   3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.

   We reserve the right to make any additional requirements we deem necessary.
9. **File a Warranty Deed from K & R Properties LLC, a Kansas limited liability company to a purchaser to be determined.**
10. **Provide this company with a properly completed and executed Owner's Affidavit.**

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.

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 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.

WESTCOR
LAND TITLE INSURANCE COMPANY

<u>Notice of Privacy Policy</u>

of
Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at ***www.wltic.com***.

Security 1st Title

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?	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

BOOK 0771 PAGE 0355

EXECUTOR'S DEED

This indenture made this 13th day of June, 2006, by and between Lilia Alvarez, Executor of the estate of Norberto R. Alvarez, deceased, grantor, and K & R Properties, LLC, ~~grantor~~ grantee, by virtue of the Last Will and Testament of Norberto R. Alvarez, having sold the real estate hereinafter described in conformity with the Will, in consideration of the sum of $220,000.00, which is not less than three-fourths of the appraised value of the real estate hereinafter described, the receipt of which is acknowledged, does by these presents, grant, bargain, sell and convey unto K & R Properties, LLC, all right, title and interest of Norberto R. Alvarez, deceased, discharged from liability for decedent's debts, in and to all of the following described real estate situated in Cowley County, Kansas:

North 2 feet of Lot 6 and all of Lots 7, 8, 9, 10 and the South 15 feet of Lot 11, Block 75, Original Townsite, Arkansas City, Kansas.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments and every part thereof, unto K & R Properties, LLC.

Lilia Alvarez Executor.

Lilia Alvarez, Executor

STATE OF KANSAS, COUNTY OF COWLEY, SS:

The foregoing instrument was acknowledged before me on this 15th day of June, 2006, by Lilia Alvarez, Executor of the Estate of Norberto R. Alvarez, Deceased.

Terry L. Wright

Notary Public

My appointment expires:

TERRY L. WRIGHT
Notary Public - State of Kansas
My Appt. Expires August 1, 2007

8.00
BK

REGISTER OF DEEDS SEAL COWLEY COUNTY, KANSAS

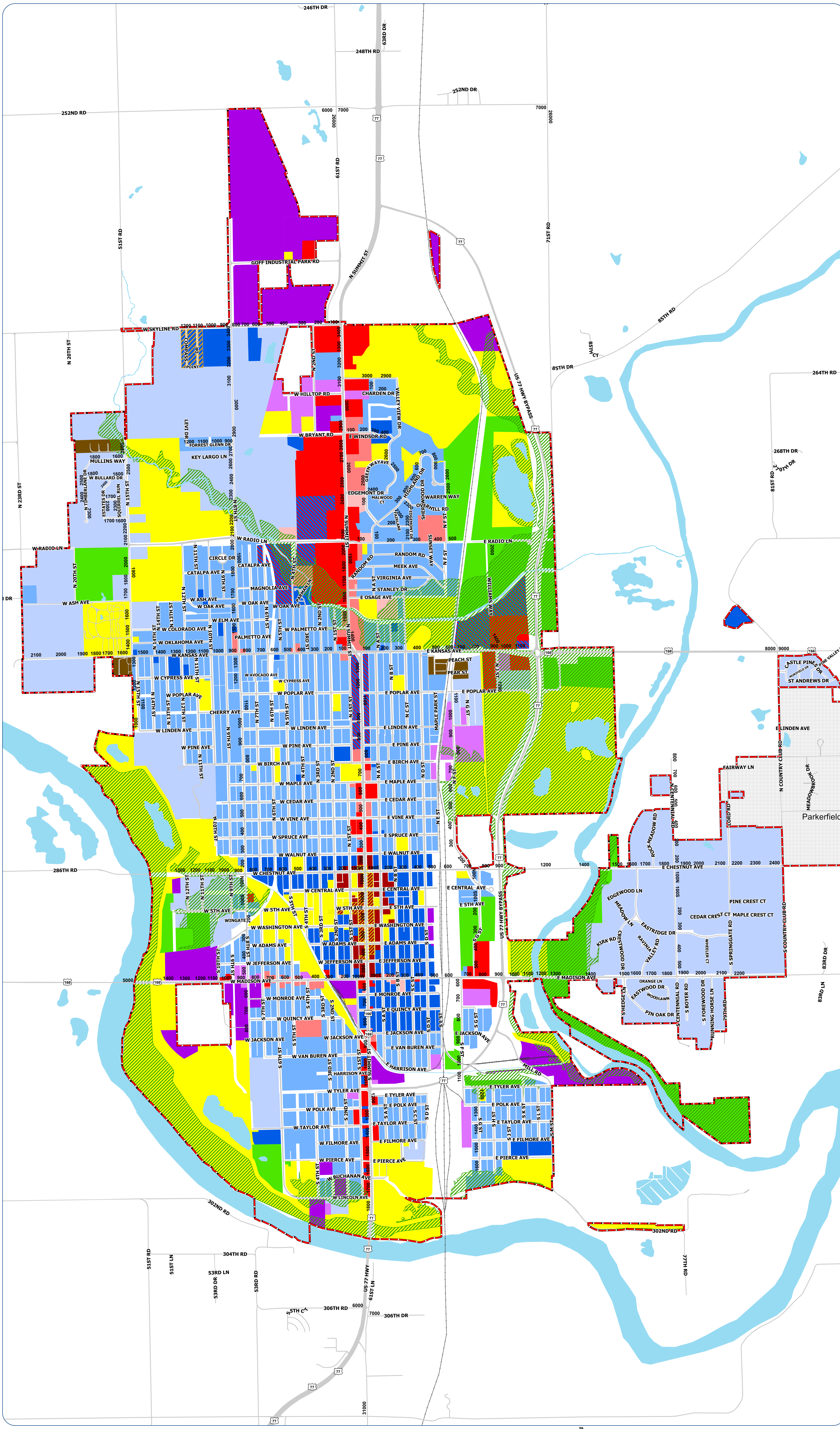
COMPARED ✓
NUMERICAL ✓
DIRECT ✓
INDIRECT ✓
REGISTRATION ✓

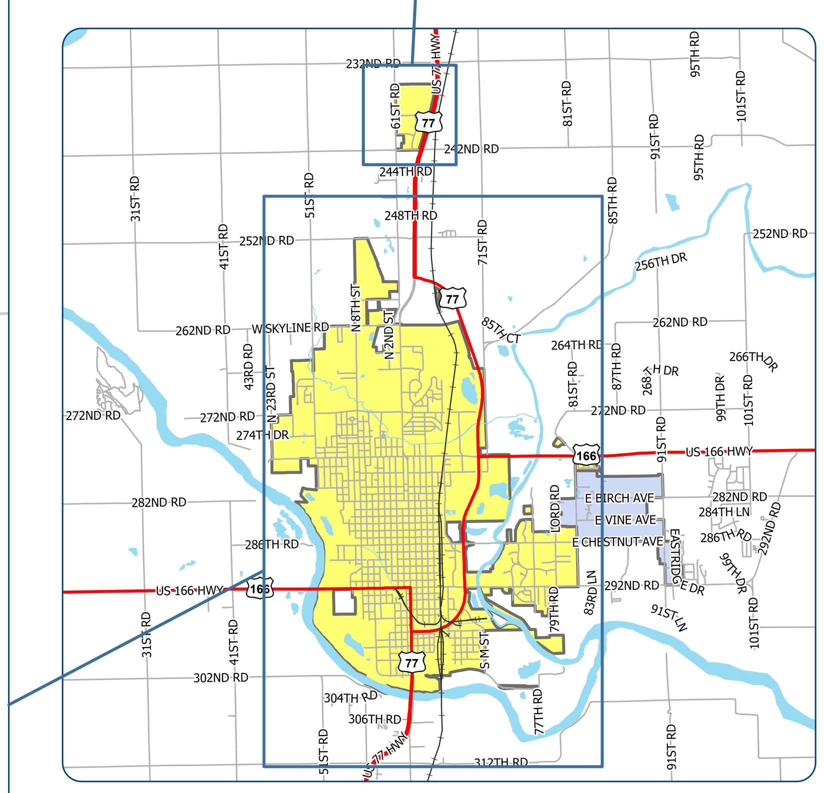
Entered In Transfer Records in My Office this 19 day of A.D. June 2006
Karen Brooks AS
County Clerk

002969

Cowley County, KS
Register of Deeds
Nancy C. Horst
Book: 771 Page: 355
Receipt #: 15063 Total Fees: $8.00
Pages Recorded: 1
Date Recorded: 6/16/2006 4:53:38 PM

BOOK 0771 PAGE 0355





LEGEND

CITY LIMITS

ZONING DISTRICTS

- A, AGRICULTURAL DISTRICT
- R-1, LOW DENSITY RESIDENTIAL DISTRICT
- R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3, HIGH DENSITY RESIDENTIAL DISTRICT
- C-1, OFFICE AND SERVICE BUSINESS DISTRICT
- C-2, RESTRICTED COMMERCIAL DISTRICT
- C-3, GENERAL COMMERCIAL DISTRICT
- C-4, CENTRAL BUSINESS DISTRICT
- MP, MANUFACTURED HOME PARK DISTRICT
- I-1, LIGHT INDUSTRIAL DISTRICT
- I-2, HEAVY INDUSTRIAL DISTRICT
- P, PUBLIC USE DISTRICT
- MU, MIXED USE DISTRICT
- FP-O, FLOODPLAIN MANAGEMENT OVERLAY DISTRICT
- HC-O, HISTORIC CONSERVATION OVERLAY DISTRICT
- HO-O, HOUSING OPPORTUNITY OVERLAY DISTRICT

0 1,000 2,000 4,000 Feet

1 inch equals 800 feet

City of Arkansas City Official City Zoning Map

Adopted November 7, 2023
Ordinance 2023-11-4598

Revised October 15, 2024
Ordinance 2024-10-4621

Jay Warren, Mayor

City Limits Include (Approximately):
9.54 Square Miles
6,104 acres

Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. Map Created: October 17, 2024

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.0678/-97.0394

515 N Summit St Arkansas City, KS 67005	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,760	12,876	14,971
2030 Projected Population	6,674	12,592	14,660
2020 Census Population	6,903	13,032	15,137
2010 Census Population	7,282	13,610	15,874
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.5%	-0.4%	-0.4%
Households			
2025 Estimated Households	2,488	4,901	5,752
2030 Projected Households	2,409	4,750	5,579
2020 Census Households	2,502	4,901	5,733
2010 Census Households	2,707	5,262	6,146
Projected Annual Growth 2025 to 2030	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-0.5%	-0.5%	-0.4%
Age			
2025 Est. Population Under 10 Years	15.4%	14.2%	14.0%
2025 Est. Population 10 to 19 Years	17.8%	16.4%	16.1%
2025 Est. Population 20 to 29 Years	15.6%	13.7%	12.8%
2025 Est. Population 30 to 44 Years	18.7%	18.3%	18.1%
2025 Est. Population 45 to 59 Years	14.3%	15.7%	16.1%
2025 Est. Population 60 to 74 Years	12.8%	14.5%	15.6%
2025 Est. Population 75 Years or Over	5.4%	7.2%	7.4%
2025 Est. Median Age	30.5	34.1	35.4
Marital Status & Gender			
2025 Est. Male Population	52.5%	51.9%	51.8%
2025 Est. Female Population	47.5%	48.1%	48.2%
2025 Est. Never Married	33.0%	30.8%	29.0%
2025 Est. Now Married	35.0%	39.5%	41.9%
2025 Est. Separated or Divorced	24.5%	21.5%	20.4%
2025 Est. Widowed	7.4%	8.2%	8.6%
Income			
2025 Est. HH Income $200,000 or More	0.7%	2.0%	2.5%
2025 Est. HH Income $150,000 to $199,999	5.5%	5.9%	5.8%
2025 Est. HH Income $100,000 to $149,999	15.5%	14.1%	15.0%
2025 Est. HH Income $75,000 to $99,999	13.3%	13.1%	13.5%
2025 Est. HH Income $50,000 to $74,999	15.9%	17.7%	17.9%
2025 Est. HH Income $35,000 to $49,999	14.4%	12.7%	12.4%
2025 Est. HH Income $25,000 to $34,999	13.1%	14.9%	14.5%
2025 Est. HH Income $15,000 to $24,999	14.0%	11.9%	10.8%
2025 Est. HH Income Under $15,000	7.6%	7.7%	7.3%
2025 Est. Average Household Income	$66,320	$69,327	$71,981
2025 Est. Median Household Income	$52,050	$55,004	$57,512
2025 Est. Per Capita Income	$24,831	$26,753	$27,987
2025 Est. Total Businesses	216	366	402
2025 Est. Total Employees	3,143	5,362	5,717

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.0678/-97.0394

515 N Summit St Arkansas City, KS 67005	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	72.8%	76.1%	77.9%
2025 Est. Black	4.3%	3.5%	3.1%
2025 Est. Asian or Pacific Islander	1.1%	1.1%	1.0%
2025 Est. American Indian or Alaska Native	2.3%	2.2%	2.1%
2025 Est. Other Races	19.4%	17.1%	15.9%
Hispanic			
2025 Est. Hispanic Population	1,458	2,519	2,685
2025 Est. Hispanic Population	21.6%	19.6%	17.9%
2030 Proj. Hispanic Population	21.4%	19.7%	18.2%
2020 Hispanic Population	20.7%	19.4%	17.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	3,894	7,930	9,394
2025 Est. Elementary (Grade Level 0 to 8)	2.3%	3.1%	2.8%
2025 Est. Some High School (Grade Level 9 to 11)	8.0%	7.8%	7.2%
2025 Est. High School Graduate	37.2%	34.2%	32.5%
2025 Est. Some College	19.2%	21.8%	22.2%
2025 Est. Associate Degree Only	14.7%	13.7%	15.3%
2025 Est. Bachelor Degree Only	11.4%	11.5%	12.0%
2025 Est. Graduate Degree	7.2%	8.0%	8.0%
Housing			
2025 Est. Total Housing Units	3,065	5,942	6,928
2025 Est. Owner-Occupied	43.8%	48.7%	52.3%
2025 Est. Renter-Occupied	37.3%	33.7%	30.7%
2025 Est. Vacant Housing	18.8%	17.5%	17.0%
Homes Built by Year			
2025 Homes Built 2010 or later	0.9%	1.9%	2.0%
2025 Homes Built 2000 to 2009	1.6%	2.3%	2.8%
2025 Homes Built 1990 to 1999	3.5%	5.3%	5.8%
2025 Homes Built 1980 to 1989	4.4%	6.2%	7.3%
2025 Homes Built 1970 to 1979	8.9%	12.1%	12.7%
2025 Homes Built 1960 to 1969	5.3%	5.9%	6.3%
2025 Homes Built 1950 to 1959	15.1%	15.2%	14.1%
2025 Homes Built Before 1949	41.6%	33.6%	31.8%
Home Values			
2025 Home Value $1,000,000 or More	-	0.4%	0.4%
2025 Home Value $500,000 to $999,999	-	0.7%	1.0%
2025 Home Value $400,000 to $499,999	-	0.2%	0.3%
2025 Home Value $300,000 to $399,999	0.2%	1.2%	1.8%
2025 Home Value $200,000 to $299,999	1.7%	8.2%	11.3%
2025 Home Value $150,000 to $199,999	7.1%	8.6%	9.6%
2025 Home Value $100,000 to $149,999	28.8%	20.3%	18.8%
2025 Home Value $50,000 to $99,999	40.2%	36.2%	34.5%
2025 Home Value $25,000 to $49,999	13.6%	12.4%	11.8%
2025 Home Value Under $25,000	8.1%	11.7%	10.3%
2025 Median Home Value	$86,869	$95,646	$104,597
2025 Median Rent	$538	$565	$567

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.0678/-97.0394

515 N Summit St Arkansas City, KS 67005	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	5,129	9,902	11,539
2025 Est. Civilian Employed	55.5%	51.7%	52.2%
2025 Est. Civilian Unemployed	0.9%	2.5%	2.4%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	43.6%	45.8%	45.4%
2025 Labor Force Males	52.9%	52.1%	51.9%
2025 Labor Force Females	47.1%	47.9%	48.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	2,849	5,117	6,017
2025 Mgmt, Business, & Financial Operations	14.1%	12.3%	12.5%
2025 Professional, Related	15.8%	17.1%	17.4%
2025 Service	23.3%	22.1%	21.4%
2025 Sales, Office	18.1%	16.3%	15.8%
2025 Farming, Fishing, Forestry	0.5%	0.5%	0.5%
2025 Construction, Extraction, Maintenance	10.3%	11.0%	11.5%
2025 Production, Transport, Material Moving	17.9%	20.8%	20.8%
2025 White Collar Workers	48.0%	45.7%	45.8%
2025 Blue Collar Workers	52.0%	54.3%	54.2%
Transportation to Work			
2025 Drive to Work Alone	76.8%	77.3%	77.3%
2025 Drive to Work in Carpool	15.7%	15.4%	14.8%
2025 Travel to Work by Public Transportation	0.3%	0.3%	0.2%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.5%	2.1%	2.0%
2025 Other Means	1.6%	1.2%	1.5%
2025 Work at Home	3.0%	3.7%	4.2%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	47.8%	47.6%	46.5%
2025 Travel to Work in 15 to 29 Minutes	36.8%	36.0%	35.5%
2025 Travel to Work in 30 to 59 Minutes	10.5%	10.2%	11.2%
2025 Travel to Work in 60 Minutes or More	4.9%	6.1%	6.8%
2025 Average Travel Time to Work	14.4	14.7	15.0
Consumer Expenditure			
2025 Est. Total Household Expenditure	$196.65 M	$398.89 M	$479.22 M
2025 Est. Apparel	$3.78 M	$7.58 M	$9.05 M
2025 Est. Contributions, Tax and Retirement	$38.76 M	$82.99 M	$102.82 M
2025 Est. Education	$4.22 M	$8.59 M	$10.38 M
2025 Est. Entertainment	$11.76 M	$23.57 M	$28.15 M
2025 Est. Food, Beverages, Tobacco	$27.43 M	$54.11 M	$63.96 M
2025 Est. Health Care	$15.71 M	$31.66 M	$37.54 M
2025 Est. Household Furnishings and Equipment	$5.29 M	$10.66 M	$12.78 M
2025 Est. Household Operations, Shelter, Utilities	$51.06 M	$99.87 M	$117.32 M
2025 Est. Miscellaneous Expenses	$3.44 M	$6.91 M	$8.28 M
2025 Est. Personal Care	$2.98 M	$5.87 M	$6.93 M
2025 Est. Transportation	$32.22 M	$67.07 M	$82 M