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

PROPERTY INFORMATION

3027 S BROADWAY AVE
WICHITA, KS 67216

ONLINE ONLY - Bidding Ends
TUESDAY MAY 23RD, 2023 @ 2:00 PM CT

KAA AUCTIONEER

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

NAA Auctioneer

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DEMOGRAPHICS

Parcel ID: 087-213-05-0-44-01-025.00- **Quick Ref:** R180149 **Tax Year:** 2023 **Run Date:** 3/15/2023 10:23:00 AM

OWNER NAME AND MAILING ADDRESS

BAUMGARTNER, KURT W ETAL
PENNER RAY D TR NO 1
15856 SW MEADOWLARK RD

ROSE HILL, KS 67133-8136

PROPERTY SITUS ADDRESS

3027 S BROADWAY AVE
WICHITA, KS 67216

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist **Sfx:**
Activity: 3120 Primarily goods storage or ha
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: GC
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 873.1 873.1
Economic Adj. Factor:
Map / Routing: D+ / 213050440102500
School District: 0602 USD 259
Legacy ID: 00109612
Investment Class:
Tax Unit Group: 6707-6707 006 WICHITA U-259-RD RI

TRACT DESCRIPTION

BEG W LI HWY 81 965.5 FT N OF S LI SE 1/4 TH W 406.67 FT N 154.97 FT E TO W LI HWY SELY TO BEG SEC 5-28-1E

213050440102500 07/29/2021

Image Date: 08/27/2021

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
09/10/2019	1:40 PM	12	RE	483		
09/07/2018	10:40 AM	14	IO	477		
09/14/2017	9:25 AM	11	RE	433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	91,500	39,270	130,770
Total	91,500	39,270	130,770

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	91,500	43,140	134,640
Total	91,500	43,140	134,640

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	60,985				5	150						44	50,000.00	1.00	1.00	1.00	1.50	91,500

Total Market Land Value 91,500

PROPERTY REPORT CARD

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Parcel ID: 087-213-05-0-44-01-025.00- **Quick Ref:** R180149 **Tax Year:** 2023 **Run Date:** 3/15/2023 10:23:00 AM

GENERAL BUILDING INFORMATION

Situs: 3027 S BROADWAY AVE WICHITA, KS 67216
LBCS Structure Code: 2731-Warehouse, prefab
Bldg No. & Name: 1 1-AUTO DETAILING
Identical Units: 1 **No. of Units:**
Total Bldg Area: 3,866 **Unit Type:**
MS Mult: **MS Zip:**

APARTMENT DATA

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

CALCULATED VALUES

Cost Land:	91,500
Cost Building:	39,270
Cost Total:	130,770
Ag Use Land:	0
Ag Buildings:	0
Misc. Buildings:	0
Manufactured Homes:	0
Income Value:	0
Market Value:	
MRA Value:	
New Construction:	0
Indexed Value:	0

IMPROVEMENT COST SUMMARY

Building RCN:			184,640
Mkt Adj:	100	**Eco Adj:**	
Building Value:			25,850
Other Improvement RCN:			413,940
Other Improvement Value:			13,420

FINAL VALUES

Value Method:	COST
Land Value:	91,500
Building Value:	39,270
Final Value:	130,770
Prior Value:	

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	406-Storage Warehouse	D	0.70	1950		01 / 01		3,866	271	14	2	2				045			0	184,640	14	25,850

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1950			10		8		1.00	1	0					0	102,960	0	0
2	471-Lt. Commercial Utility Build.	S	2.00	1	1950			9,720	708	8	30 X 324	1.00	1	0					0	215,100	0	0
3	471-Lt. Commercial Utility Build.	D	2.00	1	1950			4,140	306	8	30 X 138	1.00	2	2					0	85,950	14	12,030
4	472-Equipment Shed	D	2.00	1	1950			360	54	8	12 X 30	1.00	2	2					0	9,930	14	1,390

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	882-Stud -Brick Veneer		100				
1	606-Space Heater		100				
1	8073-Canopy, Warehouse Wood Fram	1,380					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	24,000					
2	916-Single -Metal on Steel Frame		100				
3	918-Single -Metal on Wood Frame		100				
4	918-Single -Metal on Wood Frame		100				

PROPERTY REPORT CARD

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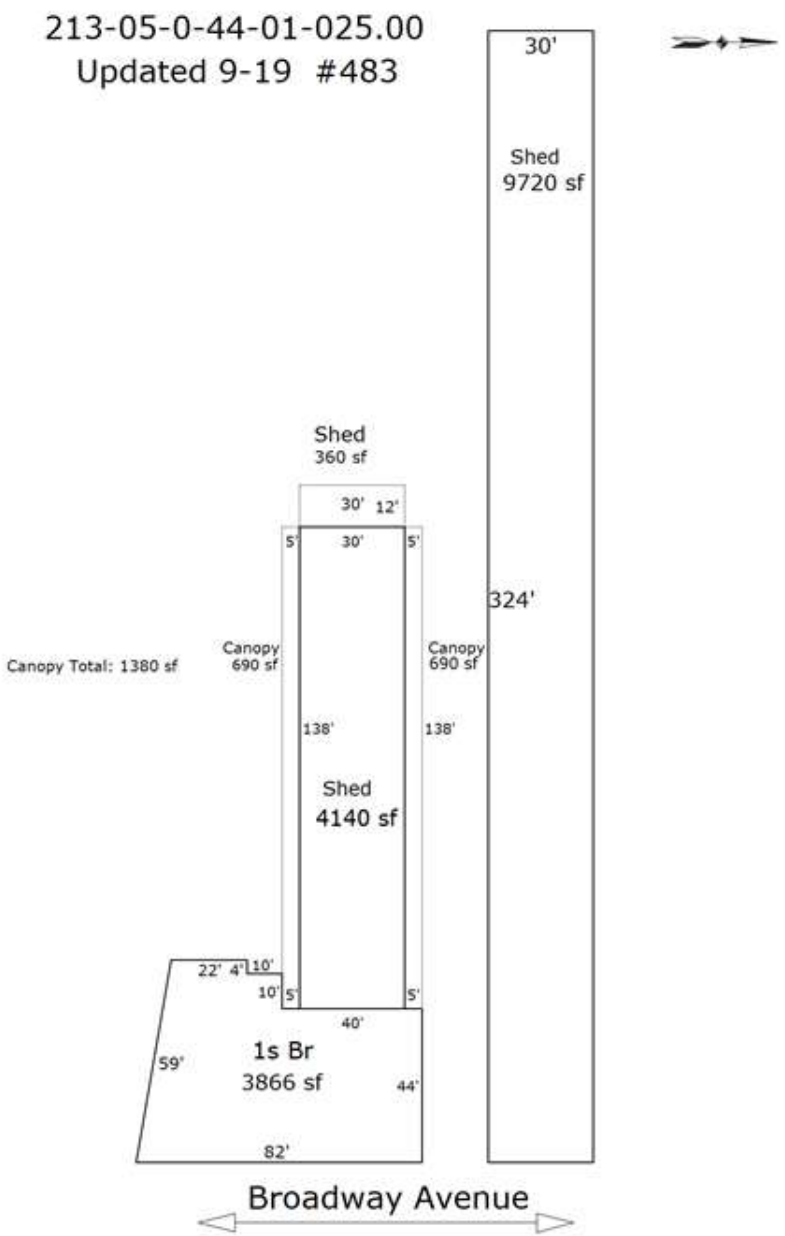
Plot Plan Sketch



PROPERTY REPORT CARD

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Property Information Report

Owner Name: BAUMGARTNER KURT W ETAL
PIN Number: 00109612
AIN: 087-213-05-0-44-01-025.00
Geocode: A 087780006
Tax Unit: 67-07

Owner Address

Owner Name: BAUMGARTNER KURT W ETAL

Owner Address: 15856 SW MEADOWLARK RD
Owner City: ROSE HILL
Owner State: KS
Owner ZIP: 67133-8136

Property Address

Property Address: 3027 S BROADWAY AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67216

Appraised Values

Appraised Land Value: $91,500
Appraised Improvement Value: $39,270
Appraised Total Value: $130,770

Assessed Values

Assessed Land Value: $22,875
Assessed Improvement Value: $9,818
Assessed Total Value: $32,693

Land Information

Total Acres: 1.400
Total Square Feet: 60,985

Abbreviated Legal Description: BEG W LI HWY 81 965.5 FT N OF S LI SE 1/4 TH W 406.67 FT N 154.97 FT E TO W LI HWY SELY TO BEG SEC 5-28-1E

Improvement Information

Year Built: 1950
Year Last Sold: 2007
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 873.1

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

Total Sq Ft: 3866
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Taxes and Appraisals

3027 S BROADWAY AVE WICHITA

Property Description

Legal Description	BEG W LI HWY 81 965.5 FT N OF S LI SE 1/4 TH W 406.67 FT N 154.97 FT E TO W LI HWY SELY TO BEG SEC 5-28-1E
Owner	BAUMGARTNER KURT W ETAL
Mailing Address	15856 SW MEADOWLARK RD ROSE HILL KS 67133-8136
Geo Code	A 087780006
PIN	00109612
AIN	213050440102500
Tax Unit	6707 006 WICHITA U-259-RD RI
Land Use	3610 Warehouse distribution or storage facili
Market Land Square Feet	60,985
2023 Total Acres	1.40
2023 Appraisal	$130,770
2023 Assessment	$32,693

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-AUTO DETAILING (Storage Warehouse)		1950	3,866

More Details View the Property Record Card for full property details

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	$91,500	$39,270	$130,770	-3%
2022	Commercial / Industrial	$91,500	$43,140	$134,640	+2%
2021	Commercial / Industrial	$91,500	$40,130	$131,630	+0%
2020	Commercial / Industrial	$91,500	$39,650	$131,150	-1%
2019	Commercial / Industrial	$91,500	$40,600	$132,100	
2018	Commercial / Industrial	$91,500	$40,600	$132,100	+7%
2017	Commercial / Industrial	$91,500	$32,200	$123,700	+3%
2016	Commercial / Industrial	$91,500	$28,500	$120,000	-4%
2015	Commercial / Industrial	$91,500	$32,880	$124,380	-7%
2014	Commercial / Industrial	$91,500	$42,600	$134,100	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	$22,875	$9,818	$32,693	-3%
2022	Commercial / Industrial	$22,875	$10,785	$33,660	+2%
2021	Commercial / Industrial	$22,875	$10,033	$32,908	+0%
2020	Commercial / Industrial	$22,875	$9,913	$32,788	-1%
2019	Commercial / Industrial	$22,875	$10,150	$33,025	

PROPERTY INFORMATION REPORT

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Year	Class	Land	Improvements	Total	Change
2018	Commercial / Industrial	$22,875	$10,150	$33,025	+7%
2017	Commercial / Industrial	$22,875	$8,050	$30,925	+3%
2016	Commercial / Industrial	$22,875	$7,125	$30,000	-4%
2015	Commercial / Industrial	$22,875	$8,220	$31,095	-7%
2014	Commercial / Industrial	$22,875	$10,650	$33,525	

2022 Tax Year Special Assessments

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

2023 Through Payout Special Assessments

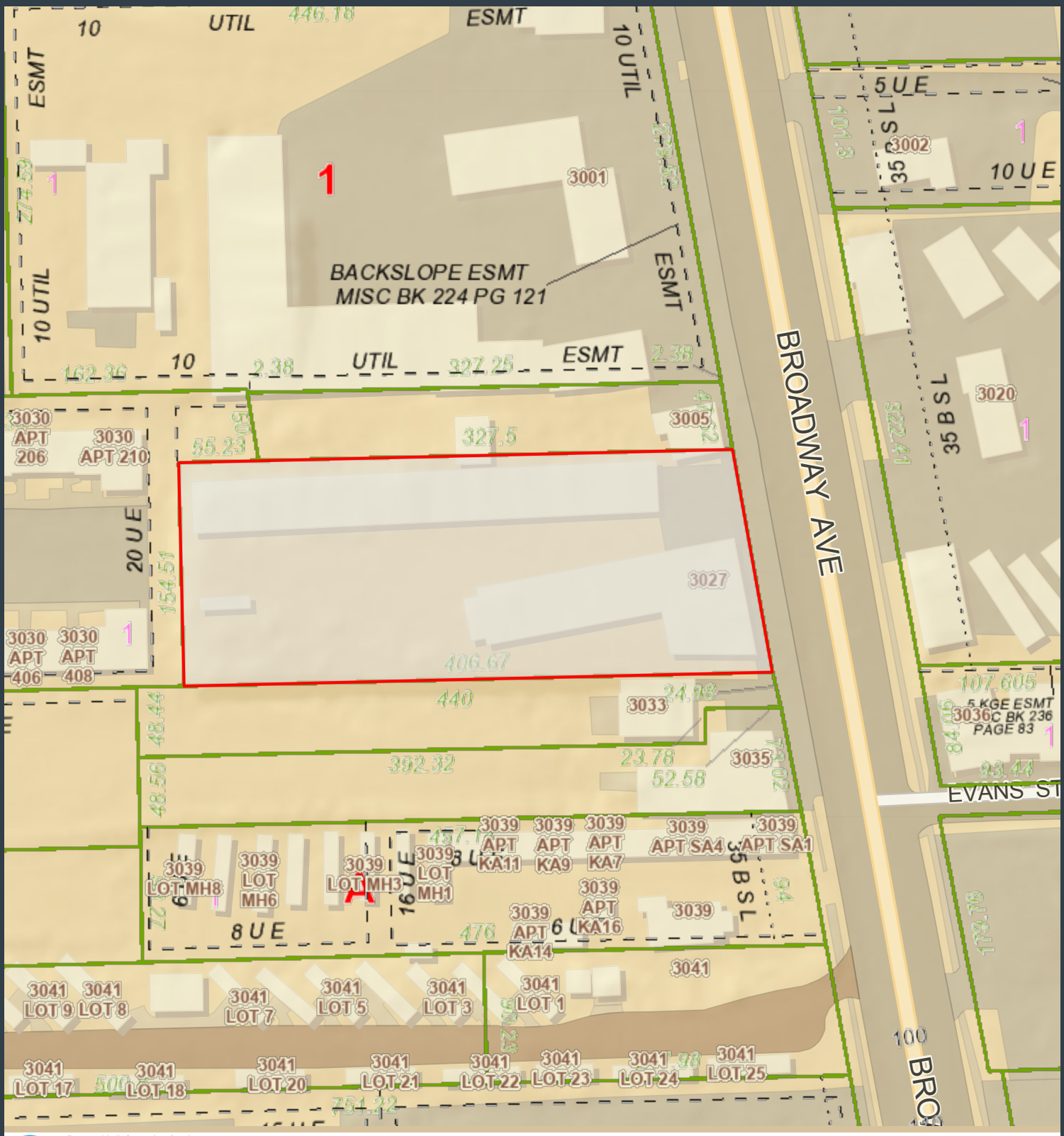
Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	SIDEWALK REPAIR 1, 50111	2016	2020	$0.00	$0.00	$0.00
			Totals:	$0.00	$0.00	$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.787000	$3,897.39	$7.11	$9.00	$0.00	$3,913.50	$1,552.25	$2,361.25
2021	116.953000	$3,848.70	$6.81	$0.00	$0.00	$3,855.51	$3,855.51	$0.00
2020	116.889000	$3,832.55	$6.71	$0.04	$0.00	$3,839.30	$3,839.30	$0.00
2019	117.318058	$3,874.43	$10.07	$0.00	$0.00	$3,884.50	$3,884.50	$0.00
2018	118.207000	$3,903.79	$7.87	$0.00	$0.00	$3,911.66	$3,911.66	$0.00
2017	118.292000	$3,658.19	$7.87	$0.00	$0.00	$3,666.06	$3,666.06	$0.00
2016	118.195000	$3,545.85	$6.87	$0.00	$0.00	$3,552.72	$3,552.72	$0.00
2015	120.854000	$3,757.96	$6.87	$0.00	$0.00	$3,764.83	$3,764.83	$0.00
2014	118.339064	$3,967.32	$8.91	$0.00	$0.00	$3,976.23	$3,976.23	$0.00
2013	121.542772	$4,074.72	$8.91	$0.00	$0.00	$4,083.63	$4,083.63	$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
1004 RIVERSIDE DRAINAGE	0.673000
	Total: 115.787000



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Sedgwick County... working for you

Date: 4/17/2023

PROPERTY AERIAL

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GIS Aerial

Sedgwick County, Kansas

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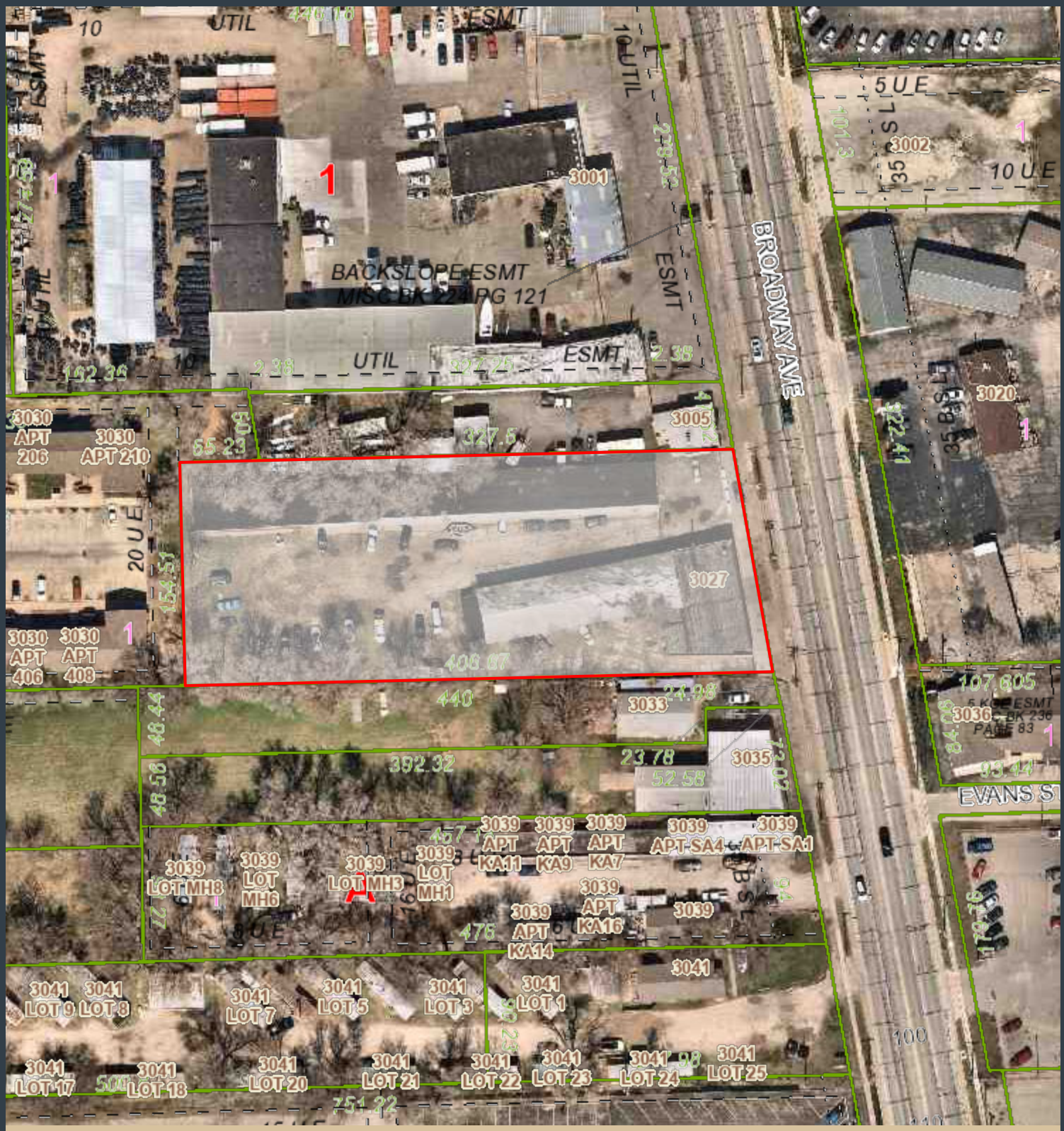

Geographic Information Services
Sedgwick County... working for you

Date: 4/17/2023

PROPERTY AERIAL

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GIS Sat. Aerial

Sedgwick County, Kansas

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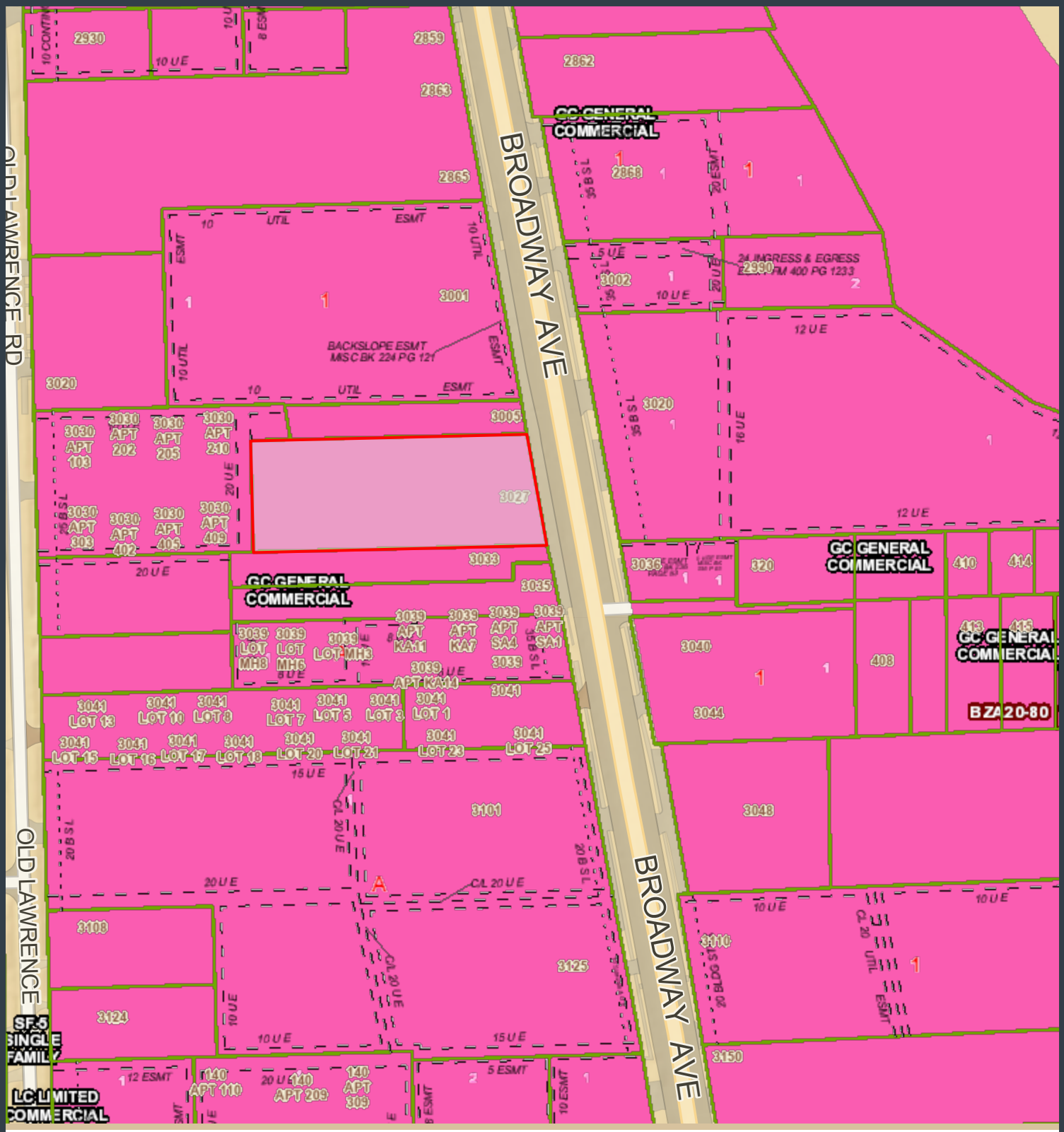

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Date: 3/14/2023

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Zoning Map

Sedgwick County, Kansas

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1:2,257

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ZONING MAP

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LEASE AGREEMENT

THIS LEASE AGREEMENT, is made and entered into effective as of the date last executed by and between

KURT W. BAUMGARTNER and
RAY D. PENNER,
hereinafter called "**Landlord**"

AND

GARY POTTS,
d/b/a **Professional Automotive Detailing,**
hereinafter called "**Tenant**"

whether said Landlord or said Tenant is one or more or an individual, partnership, corporation, or other,

WITNESSETH:

WHEREAS, Landlord is the owner of certain real property, together with the improvements thereon and appurtenances thereto, hereinafter described, and Tenant desires to rent said real property and the said improvements and appurtenances.

NOW, THEREFORE, in consideration of the premises, the parties hereto agree as follows:

1. **Premises and Term.** Landlord hereby lets and leases unto the Tenant the premises commonly known as 3027 South Broadway Avenue, Wichita, Sedgwick County, Kansas 67216 (the "Leased Premises"), as depicted on **EXHIBIT A** attached hereto and incorporated herein, containing approximately 3,866 square feet of improvements situated on approximately 60,985 square feet (1.40 acres) of land area, for a period of eight (8) months, commencing on May 1, 2023 and terminating December 31, 2023, at 11:59 p.m. (CT).

Landlord and Tenant hereby acknowledge Tenant is presently in possession of the Leased Premises. Tenant shall use said Leased Premises for automotive detailing, car wash and mobile wash services and such other related and similar enterprises as Tenant may desire.

2. **Rent.** Landlord and Tenant hereby agree rent for the Leased Premises shall commence on the first day of May 2023. As rent for said premises, Tenant shall pay Landlord as follows:

05/01/2023-12/31/2023: $1,660.00/Mo.

Rent shall be due and payable on the first day of each month throughout the term of this Lease.

LEASE AGREEMENT

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If any installment of rent is not received by Landlord within ten (10) days after such amount shall be due, then, without any required notice to Tenant, Tenant shall pay to Landlord a late charge equal to Fifty and No/100 Dollars ($50.00). The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

a) **Real Estate Taxes.** Landlord, at Landlord's sole cost and expense shall be responsible for payment of the real estate taxes and special taxes and assessments (collectively, the "taxes") attributable to the Leased Premises and accruing during such term.

b) **Insurance.** Landlord shall carry and pay for fire and extended insurance coverage on said leased property throughout the term of the Lease. Tenant shall not allow any act or business on the leased premises that will make void or voidable any fire insurance now on or hereafter obtained on said premises or building.

i) Tenant shall secure and maintain public liability insurance under which the Landlord shall be named as an insured, properly protecting and indemnifying the Landlord in an amount not less than Two Million and No/100 Dollars ($2,000,000.00) for injury or damage to any one person (including death), not less than Two Million and No/100 Dollars ($2,000,000.00) for any one accident, and Two Million and No/100 Dollars ($2,000,000.00) for property damage; or a One Million and No/100 Dollars ($1,000,000.00) combined single limit per occurrence. The Tenant shall furnish to the Landlord a certificate or certificates of such insurance within five (5) business days after the full execution of this Lease Agreement.

ii) Each party hereto hereby waives all claims for recovery from the other party for any losses or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject, however, to the limitation that this waiver shall apply only when permitted by the applicable policy of insurance.

c) **Utilities.** Tenant shall maintain and pay for all light, heat, water, trash, communications (telephone/internet services), janitorial, and all other utilities exclusively serving the Premises that are used by Tenant in, on, or about the leased premises and shall continue to contract for the same in Tenant's own name.

3. In the event of damage to said building or premises by casualty or otherwise, Landlord shall not be liable for any damage to Tenant's merchandise or property.

4. Tenant shall at all times during the term of this Lease indemnify, pay for, protect, defend and save harmless the Landlord from and against any and all claims, costs, charges, liabilities, or attorneys' fees arising from damage or injury, actual or claimed, of whatsoever kind or character, to persons or property, occurring in, on, or about the leased premises.

5. Tenant is given the right to make such additions, alterations, changes, and improvements in and to the leased premises as from time-to-time Tenant may deem necessary or advisable; provided that such additions, alterations, changes, or

LEASE AGREEMENT

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inspecting the same, it being understood that Landlord assumes no obligations by reason of such inspection.

9. Tenant shall have the right to assign or sublet this Lease to subsidiaries or an affiliate of Tenant, without written request of the Landlord. Written request will be provided for assignment or sublet to all companies non-affiliated with Tenant. Landlord's approval shall not be unreasonably withheld.

10. In the event of the failure of the Tenant to pay rent promptly when due or if the Tenant shall fail to comply with or perform any of the other terms, covenants, or conditions of this Lease for a period of fifteen (15) days after written notice by the Landlord, or if Tenant shall abandon or vacate the leased premises or any part thereof before the end of said term, or if the Tenant shall be adjudicated bankrupt or insolvent according to law or shall make an assignment for the benefit of creditors, or in the event of an involuntary assignment or attachment of or levy on Tenant's interest herein, or if Tenant or the business of the Tenant shall be placed in the hands of a receiver or trustee appointed by the court or otherwise, then and in any of said cases the Landlord may lawfully enter into and upon the said premises or any part thereof in the name of the whole and repossess the same as of the former estate of the Landlord and expel the Tenant and those claiming under and through it and remove their effects, without being deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenants; and upon entry as aforesaid this lease shall terminate, and the Tenant covenants that in case of such termination Tenant will indemnify the Landlord against all loss of rent which the Landlord may incur by reason of such termination, during the residue of the term above specified.

Any failure or neglect by the Landlord at any time to declare forfeiture of this lease or any breach or default thereof or thereunder shall not be taken or considered as a waiver of the right to thereafter declare a forfeiture for other or like or succeeding default or breach.

11. Landlord warrants that it is the owner of the premises as hereinabove set out and that it has full authority to lease the same to the Tenant for the term herein set out.

12. Tenant may, provided it is not in default in the performance of any of its obligations hereunder, remove from the leased premises at the termination of this lease any and all furniture and trade fixtures it may have installed in or placed upon the leased premises; provided, however, that Tenant shall make all necessary repairs to the premises occasioned by such removal.

13. This lease, or any renewals thereof, may be terminated by the Landlord by giving to the Tenant ninety (90) days written notice of intention to terminate the same in the event of the taking of said premises or any part thereof under eminent domain proceedings or other lawful taking; and in such event Tenant shall give up said premises at the expiration of said ninety (90) days. Tenant shall not have any claim for remuneration of any kind or nature from Landlord arising out of such termination, and hereby releases and discharges Landlord and any proceeds of such condemnation payable to Landlord; however, Tenant reserves the right to any claim against any condemning authority arising out of the termination of Tenant's leasehold estate, including, but not limited to, any fixtures and improvements Tenant may have installed in or made on the demised premises.

LEASE AGREEMENT

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Tenant further reserves the right to occupy said Premises until the entry of a final award by the condemning authority.

14. In the event following the expiration, cancellation, or termination of this Lease for any reason or cause, Tenant shall, without Landlord's written consent, retain possession of the Leased Premises and fail forthwith peaceably to surrender and redeliver possession thereof to Landlord, Tenant shall be a tenant from month to month, subject to all of the conditions, provisions, and obligations of this Lease insofar as the same are applicable to a month to month tenancy, and shall be obligated, and hereby agrees upon demand to pay to Landlord, as and for liquidated damages, an amount equal to one hundred twenty-five percent (125%) of the amount of minimum monthly rental herein specified, which obligation shall continue in effect during and throughout any period of time during which Tenant continues improperly to retain possession of the Leased Premises as aforesaid.

15. All notices required or desired to be given hereunder shall be deemed duly served for all purposes by mailing a copy thereof certified or registered mail, postage prepaid, addressed to

LANDLORD:

Kurt W. Baumgartner

~~Kurt Baumgartner~~ _____

~~Kurt Baumgartner~~ _____

Telephone: 316.648.7447
E-Mail: kurtwbaum@gmail.com

or at such other place or places as Landlord may designate in writing, or, as the case may be, to

TENANT:
Gary Potts, d/b/a Professional Automotive Detailing
3027 S. Broadway Ave.
Wichita, KS 67216
Telephone: (316) 871-1025
Mobile: (316) 871-1025
E-Mail: waxman911@gmail.com

or at such other place or places as Tenant may from time to time designate in writing.

16. The rentals herein provided shall be paid to

LANDLORD:

Kurt W. Baumgartner

~~Kurt Baumgartner~~ _____

~~Kurt Baumgartner~~ _____

or at such other place or places as Landlord from time to time may designate in writing.

17. The covenants and agreements herein contained shall run with the property and premises herby leased and shall be binding upon and inure to the benefit of the parties

LEASE AGREEMENT

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hereto and heirs' respective heirs, executors, administrators, legal representatives, successors, and assigns.

18. If suit shall be brought by Landlord, or a claim shall be made by Landlord against Tenant (whether or not suit is commenced or judgment entered), for recovery of possession of the Leased Premises, or for the recovery of rent or any other amount due under the provisions of this Lease, or because of Tenant's breach of any other covenant herein, Tenant shall be required to pay Landlord's reasonable expenses arising out of or in connection with the suit or claim, including, but not limited to, Landlord's attorneys' fees and expert witness expenses. Landlord may collect interest for all overdue lease payments and late fees, which are more than 30 days late at a rate of 18% per annum. Landlord shall be entitled to its expenses in addition to all other damages or remedies available under the law or this Lease.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURES FOLLOW ON NEXT PAGE.]

IN WITNESS WHEREOF, the parties hereto have set their hands the month, day, and year last written below.

LANDLORD:

DocuSigned by:

By: _____

Kurt W. Baumgartner

Date: 4/3/2023

DocuSigned by:

By: _____

Ray D. Penner

Date: 4/3/2023

TENANT:

GARY POTTS,
d/b/a **PROFESSIONAL AUTOMOTIVE DETAILING**

By: _____

Gary Potts

Date: 3-24-23

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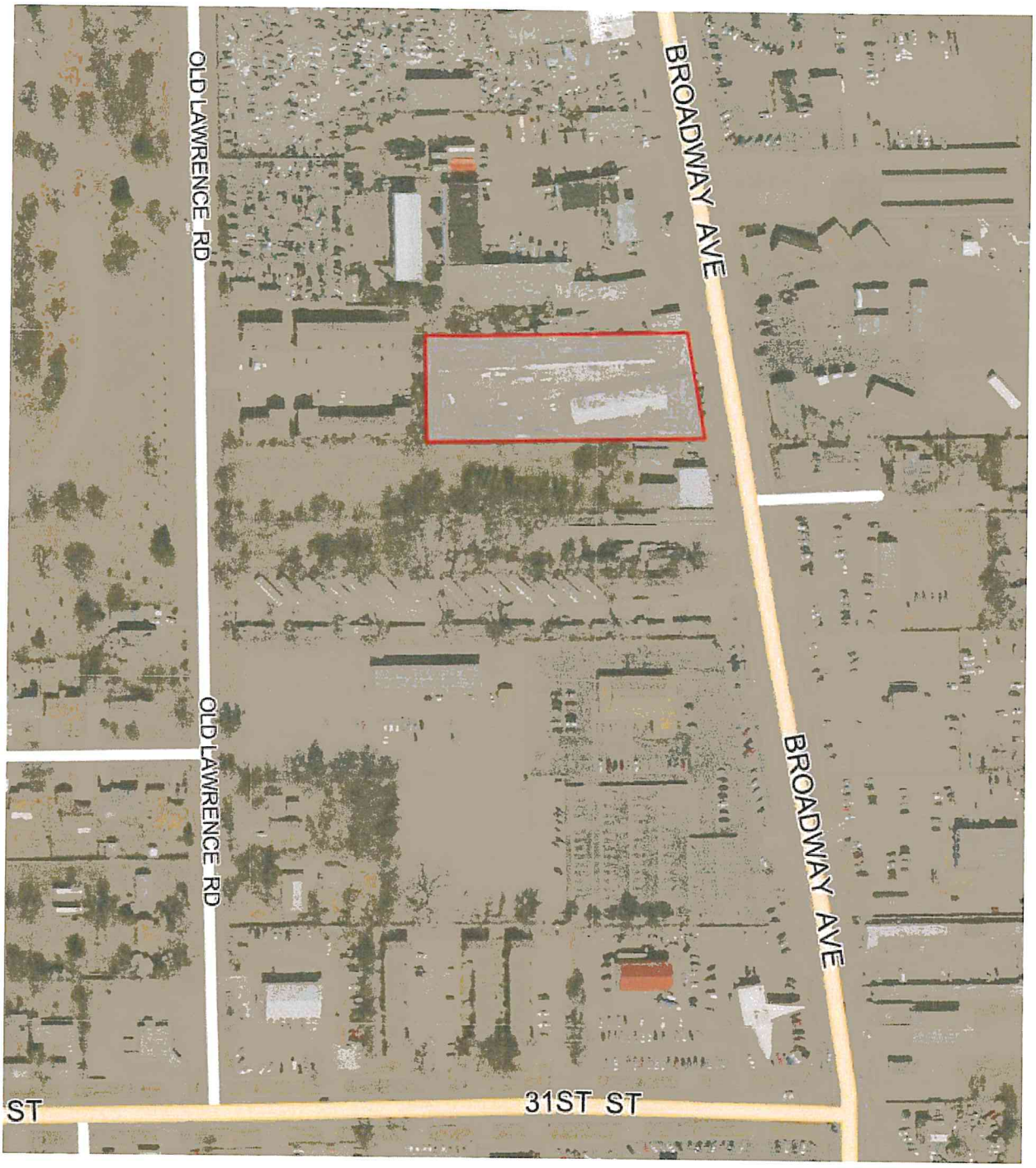
EXHIBIT A

AERIAL DEPICTION OF PREMISES



S.E. ¼ SEC. 5 TWP. 28. R. 1 E.

R1
19

Vacation of 27TH ST. SO. from pt. 80' East of East line Midland Valley Railroad extending 1735.3' East to West line of OLD LAWRENCE ROAD
Misc. Bk 531 Pg 404

27TH ST. SO.

BLVD

A-8778-56
345.29'

A-8778-55

A-8778-57

A-8778-17

A-8778-18

A-8778-19

A-8778-20

A-8778-46

A-8778-47

A-8778-48

A-8778-49

A-8778-50

A-8778-51

A-8778-52

A-8778-53

A-8778-45

MC LEAN

BIG ARKANSAS RIVER LEVEE
Condemnation
Case A-48670
B-9050-27

ARKANSAS RIVER

3 A 1 ADD.

CARP RD.

B-9050-27

B-9050-27-A

B-9050-22

B-9050-21

B-9050-24

B-9050-25

B-9050-26

SODERBERG ADD.

A-8778-16B

SCHOLFIELD-HATCHETT 2ND ADD.

STANBERRY ADD.

A-8778-44

A-8778-41A

A-8778-41

PART OF MEYER ADD.

24' Ingress & Egress Esmt. Film 400, Pg. 1233

A-8778-39A

A-8778-40-1A

A-8778-4

SHAMROCK TIRE ADD.

BACKSLOPE ESMT. BK. MISC. 224, PG. 121

PART OF TRAVIS ADD.

TRIPLE "T" ADD.

A-8778-5A

A-8778-6

ADDON ADD.

A-8778-8

A-8778-8A

PURSLEY ADD.

B-9050-15

A-8778-12

HANCOCK ADD.

A-8778-7

A-8778-9

EASY CREDIT AUTO

B-9050-28

A-8778-25

2ND ADD.

A-8778-29

B-9050-30

B-9050-29

A-8778-30

A-8778-34

A-8778-59

LOUIS 9TH ADD.

A-8778-45A

DANIEL F ADD. Lot 1.

NANCE ADDITION 2

YORK ADD.

OLD LAWRENCE

HI-WAY 81

US

30TH ST. SO.

31ST ST. SO.

PALISADE AVE.

WACO AVE.

WICHITA ST.

A-8778-31A1
A-8778-32B1

SEDGWICK COUNTY

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IN THE DISTRICT COURT OF SEDGWICK

COUNTY, KANSAS

In the Matter of Condemnation of Land for State Highway Purposes) No. A-6722

REPORT OF APPRAISERS

TO THE HONORABLE Robert Buchanan, Judge of the District Court of Sedgwick County, Kansas:

We, the undersigned appraisers, appointed by your Honor to view and appraise certain lots and parcels of ground as described in a certain petition presented to your Honor by the State Highway Commission of the State of Kansas, on the 7th day of October, 19 42, now report as follows:

On the 14th day of October, 19 42 we gave notice of this proceeding to all landowners and lienholders of record, both in writing and by one publication in the official county paper, of the date on which this appraisement would be made; and on the 14th day of October, 19 42 we began to view the lots and parcels of land hereinafter described and continued viewing said lots and parcels of ground until the 26th day of October, 19 42 which date was set for the appraising of said land in the said above-mentioned notices, and on which date we met at the City of Wichita, Sedgwick County, Kansas, for the purpose of making our final appraisement. That after making such view and after taking all matters and things into consideration concerning the viewing and appraisement of such lot and parcels of ground, we have appraised such lots and parcels of ground, as shown in the following schedule, to wit:

122

-1-

C. C. Hay of 311 Kaufman Building, Wichita, Kansas; subject to tenancy of R. A. Brazell of 3100 So. Broadway, Wichita, Kansas.

A tract of land from the Hay tract East of Highway #81 for BACKSLOPE EASEMENT lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East, described as follows: BEGINNING at the Northwest corner of said Hay tract; thence Southerly along the West line of said tract 179 feet; thence Easterly at right angles 10 feet; thence Northerly parallel to said West line to the North line of said tract; thence Westerly along said North line to the place of beginning. The above contains .04 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 32.00
FENCE	$ 11.00
To Dam Rich Mov. 1 sign ~~TENANTS CROP LOSS~~	$ 3.50
Tenant R.A. Brazil	20.00 R
Severance Damage	$ 200.00
TOTAL	$ 266.50

RW No 3

-2-

Hanford Fitch of 205 So. Exposition, Wichita, Kansas; subject to a mortgage in favor of the Mid Kansas Federal Savings and Loan Association of 215 E. William, Wichita, Kansas; subject to a lease in favor of Rich Sign Corporation of 1805 E. Second Street, Wichita, Kansas; subject to a lease in favor of James M. Shively of 3035 So. Broadway, Wichita, Kansas; subject to tenancy of H. Wiebe of 3035 So. Broadway, Wichita, Kansas, D. E. Shipler of 3039 So. Broadway, Wichita, Kansas, and Claud Dearth Agent of 430 N. Main, Wichita, Kansas.

(a) A tract of land for BACKSLOPE EASEMENT lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEING the east 10 feet of the Fitch tract lying West of Highway #81. The above contains .048 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 38.40
FENCE	$ 13.00
TENANTS CROP LOSS	$ R
	$
TOTAL	$ 51.40

-3- (Continued)

(b) A tract of land for BACKSLOPE EASEMENT lying in the Southeast quarter of Section 5, Township 28 South, Range 1 East described as follows: BEING the West 10 feet of the Fitch tract lying East of Highway # 81. The above contains .075 acres, more or less

APPRAISEMENT:

LAND TAKEN	$ 60.00
FENCE	$ 20.00
TENANTS CROP LOSS	$
Sara Rich — Segas	
	$ 117.50 R
TOTAL	$ 197.50

-3-

Wade Plymell of 3035 So. Broadway, Wichita, Kansas; Alsie M. Plymell of 3035 So. Broadway, Wichita, Kansas; subject to tenancy of N. Wiebe of 3035 So. Broadway, Wichita, Kansas.

A tract of land for BACKSLOPE EASEMENT lying in the Southeast quarter of Section 5, Township 28 South, Range 1 East described as follows: BEING the East 10 feet of the Plymell and Wiebe tract. The above contains .023 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 27.60
FENCE	$ 6.00
TENANTS CROP LOSS	$ 5.00
Segas — N Wiebe	
Severance	$ 100.00 R
TOTAL	$ 138.60

124

-4-

Martha Edminster of 3201 W. 3rd Street, Wichita, Kansas; subject to a mortgage in favor of the Citizens Federal Savings and Loan Association of 906 W. Douglas Averne, Wichita, Kansas; subject to a lease in favor of the Rich Sign Corperation of 1805 E. Second Street, Wichita, Kansas; subject to a lease in favor of James M. Shively of 3035 So. Broadway, Wichita, Kansas; subject to a lease in favor of Texas Company of Bitting Building, Wichita, Kansas.

A tract of land for BACKSLOPE EASEMENT lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEGINNING at the Southeast corner of the Edminster tract; thence Northerly along the East property line of said tract, said East property line being the Westerly right of way line of Highway # 81, a distance of 38.5 feet; thence Westerly, at right angles, 10 feet; thence Southerly, parallel to said East property line, to a point on the South line of said tract; thence East along said South line to the place of beginning. The above contains .009 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 18.00
FENCE	$
TENANTS CROP LOSS	$
	$
TOTAL	$ 18.00

-5-

The R. J. Investment Company, a corporation, (c/o R. Foulston of 605 Fourth National Bank Building, Wichita, Kansas; subject to tenancy of Pre-Paper Sign Company of 324 So. Main Street, Wichita, Kansas.

A tract of land for BACKSLOPE EASEMENT lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEING the East 10 feet of the Foulston tract. The above contains .045 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 54.00
FENCE	$
TENANTS CROP LOSS	$
	$
TOTAL	$ 54.00

-6-

James G. Wilson of _____, Amanda F. Rogers and E. L. Rogers, her husband, of R. F. D. # 8, Wichita, Kansas; Mary K. Martin and Ed Martin, her husband, of R. F. D. # 8, Wichita, Kansas; Byron D. Wilson and Grace Wilson, his wife, of Cheney, Kansas; Halcyon Wilson of 718 Rural Street, Emporia, Kansas; all the known and unknown heirs, devisees, legatees, trustees, executors and administrators of the estate of James G. Wilson, deceased; subject to judgment in favor of State of Kansas of _____, _____; subject to tenancy of E. L. Rogers of R. F. D. # 8, Wichita, Kansas.

A tract of land for BORROW EASEMENT lying in Section 8, Township 28 South, Range 1 East described as follows: BEING the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section. The above contains 10 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 400.00
FENCE	$
TENANTS CROP LOSS	$ 112.50
E.L. Rogers - Tenant	
_____	$
TOTAL	$ 412.50

-7-

Robert N. Williams of R. F. D. # 8, Wichita, Kansas; subject to a lease in favor of James M. Shiveley of 3035 So. Broadway, Wichita, Kansas; subject to leases in favor of Myrtle Kindrigan of 3157 So. Broadway, Wichita, Kansas; subject to judgment in favor of the City of Wichita, a municipal corporation, Wichita, Kansas.

A tract of land for highway RIGHT OF WAY lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEGINNING at the Southeast corner of said Section; thence West 227 feet; thence North 30 feet; thence Northeasterly to a point 50 feet North and 58.3 feet West of said Southeast corner; thence East 58.3 feet to the East line of said Section; thence South along said East line to the place of beginning. The above contains .04 acres, more or less, exclusive of the existing highway.

APPRAISEMENT:

LAND TAKEN - R. N. Williams	$ 200.00
Myrtle Kindrigan Lessee	$ 200.00
FENCE	
TENANTS CROP LOSS	$
Damage to Lease - M. Kindrigan	$ 160.00
TOTAL	$ 560.00

126

-8-

Carl E. Evans of 3044 So. Broadway, Wichita, Kansas; Alma Evans of 3044 So. Broadway, Wichita, Kansas; subject to a mortgage in favor of the Shidler Motor Company of 935 N Broadway Wichita, Ks; subject to a mortgage in favor of the First Federal Savings and Loan Association of 207 So. Broadway, Wichita, Kansas; subject to tenancy of Fritz Meyer of 3036 So. Broadway, Wichita, Kansas.

A tract of land for BACKSLOPE EASEMENT lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEING the Westerly 10 feet of the Whitney tract lying East of Highway # 81. The above contains .086 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 52.80
FENCE	$ 17.00
TENANTS CROP LOSS	$
	$
TOTAL	$ 69.80

-9-

Helena Schmid of 3044 So. Broadway, Wichita, Kansas; subject to tenancy of Wichita Big River Sand Company of about 3000 So. Broadway, Wichita, Kansas, and Rich Sign Company of 1806 E. Second Street, Wichita, Kansas.

A tract of land for BACKSLOPE EASEMENT lying in the Southeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEING the West 10 feet of the Schmid tract. The above contains .023 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 18.40
FENCE	$ 6.00
TENANTS CROP LOSS	$
Sam Rich - Moving Signs	$ 3.50
TOTAL	$ 27.90

Roy C. Kinkaid of 307 N. Yale, Wichita, Kansas; Lee Kinkaid of 135 N. Ridgewood Drive, Wichita, Kansas; subject to sewer easement in favor of City of Wichita, a municipal corporation, Wichita, Kansas; subject to easement in favor of Gas Service Company of Yorkrite Building, Wichita, Kansas; subject to easement and lease in favor of National Refining Company of Kaufman Building, Wichita, Kansas; subject to tenancy of R. W. Glimpse of 2201 So. Broadway, Wichita, Kansas; subject to tenancy of Western Sign Company of 120 N. Market, Wichita, Kansas.

(a) A tract of land for highway RIGHT OF WAY lying in the Northwest Quarter of Section 4, Township 28 South, Range 1 East described as follows: BEGINNING at the Northwest corner of said Section; thence South along the West line of said Section to the North bank of the Arkansas River; thence Southeasterly along said North bank to a point 100 feet East of said West Section line; thence North parallel to said West line 610 feet, more or less; thence West 50 feet; thence North, 80 feet East of and parallel to said West Section line to a point on the North line of said Section 50 feet East of the point of beginning; thence West along said North line to the place of beginning. The above contains .43 acres, more or less, exclusive of land previously acquired.

APPRAISEMENT:

LAND TAKEN R.O.W thru old EASEMENT	$ 870.00
FENCE	$ 25.00
TENANTS CROP LOSS O. Dinsmore	$ 12.50
Western Out Door Adv. Co—Signs	400.00
To Roy C. Kinkaid — Bus and all other Damages	$ 100.00
To: R.W. Glimpse — Moving Filling Station and all other damages	$ 2200.00
Total	$ 3792.50

(b) A tract of land for BACKSLOPE EASEMENT lying in the Northwest Quarter of Section 4, Township 28 South, Range 1 East described as follows: BEGINNING at a point on the East right of way line of the proposed highway improvement 139.3 feet South of the North line of said Section; thence South along said East right of way line 875 feet; thence East 10 feet; thence North to a point 10 feet East of the point of beginning; thence West to the place of beginning. The above contains .20 acres, more or less.

APPRAISEMENT:

LAND TAKEN EASEMENT thru Beautification AREA	$ 264.00
FENCE	$ 23.00
TENANTS CROP LOSS	$
	$
TOTAL	$ 287.00

128

-11-

Dolese Bros. Company, a Delaware Corporation, of 218 West 2nd Street, Wichita, Kansas; subject to judgment in favor of State of Kansas of _____, _____; subject to judgment in favor of S. D. (Darrell) Bishop of 1139 Hitting Building, Wichita, Kansas; subject to tenancy of Milliard Bland of 2541 So. Broadway, Wichita, Kansas.

(a) A tract of land for highway RIGHT OF WAY lying in the Northeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEGINNING at a point on the East line 561.1 feet South of the Northeast corner of said Section; thence South along said East Section line to the North bank of the Arkansas River; thence Northwesterly along said North bank to a point 100 feet West of said East Section line; thence North parallel to said East Section line to a point 1072.4 feet South and 100 feet West of the Northeast corner of said Section; thence East 50 feet; thence North parallel to and 50 feet West of said East Section line to a point on the South City Limit of the City of Wichita; thence North 37 degrees 15 minutes East along said South City Limit to a point 30 feet West and 561.1 feet South of said Northeast corner of Section 5; thence East 30 feet to the place of beginning. The above contains .24 acres, more or less, exclusive of the existing highway.

APPRAISEMENT:

LAND TAKEN	$ 384.00
FENCE	$ 37.00
Allowance for additional claimed acreage TENANTS CROP LOSS	$ 75.00
Severance	$ 500.00
TOTAL	$ 996.00

(b) A tract of land for BACKSLOPE EASEMENT lying in the Northeast Quarter of Section 5, Township 28 South, Range 1 East described as follows: BEGINNING at the intersection of the South City Limit of the City of Wichita and the Westerly right of way line of the proposed highway improvement; thence South along said West right of way line 367 feet, more or less, to a point opposite highway improvement centerline station 46 + 50; thence West at right angles 10 feet; thence North, parallel to said West right of way line to a point on the said City Limit; thence Northeasterly along said City Limit to the place of beginning. The above contains .09 acres, more or less.

APPRAISEMENT:

LAND TAKEN	$ 115.20
FENCE	$
TENANTS CROP LOSS	$
	$
TOTAL	$ 115.20

On all the foregoing tracts wherein damages are allowed by us for moving of any buildings or appurtenances to the land, it is our intent that if the State Highway Commission deposits a sum of money with the Clerk of the Court in accordance with our award, and upon such deposit by the Highway Commission, the Clerk is requested, and it is our understanding that said Clerk will hold said fund deposited by the Highway Commission only insofar as concerns such amount allowed by us in our report as damages to the remainder of various tracts of land for the cost of removal of buildings or appurtenances to the land until such time as it has been shown to the Clerk of the Court that said buildings have been removed from their present location.

That the foregoing report is a true and correct report of the view and appraisement made by the undersigned appraisers.

IN WITNESS WHEREOF, We have hereunto affixed our signatures this 26 day of Oct, 1942.

APPRAISERS: [signature] [signature] Vernon Abel

Subscribed and sworn to before me this 26 day of Oct, 1942.

L. D. LELAND
By [signature]
Clerk of the District Court

7-39—500 18-283

Certificate of Clerk of the Dis[illegible] above is a true and correct copy of the original i[illegible] or of record in this court. Done this 26 day of Oct 1942
L. D. LELAND, Clerk, by [signature] Deputy.

21069

NSAS } SS. This is to certify
OUNTY } t was Filed for record on the
of Oct A. D.
o'clock A M., and duly
224 on page 121
[illegible] REGISTER OF DEEDS
DEPUTY

IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS

Case No. A-6722

IN THE MATTER OF CONDEMNATION OF LAND
FOR STATE HIGHWAY PURPOSES

REPORT OF APPRAISERS, Filed Oct. 26, 1942, is as follows:

TO THE HONORABLE Grover Pierpont, Judge of the District Court of Sedgwick County, Kansas:

We, the undersigned appraisers, appointed by your Honor to view and appraise certain lots and parcels of ground as described in a certain petition presented to your Honor by the State Highway Commission of the State of Kansas, on the 9th day of October, 1942, now report as follows:

On the 14th day of October, 1942, we gave notice of this proceeding to all landowners and lienholders of record, both in writing and by one publication in the official county paper, of the date on which this appraisement would be made; and on the 14th day of October, 1942, we began to view the lots and parcels of land hereinafter described and continued viewing said lots and parcels of ground until the 26th day of October, 1942, which date was set for the appraising of said land in the said above-mentioned notices, and on which date we met at the City of Wichita, Sedgwick County, Kansas, for the purpose of making our final appraisement. That after making such view and after taking all matters and things into consideration concerning the viewing and appraisement of such lot and parcels of ground, we have appraised such lots and parcels of ground, as shown in the following schedule, to wit:

(With Other Property)

On all the foregoing tracts wherein damages are allowed by us for moving of any buildings or appurtenances to the land, it is our intent that if the State Highway Commission deposits a sum of money with the Clerk of the Court in accordance with our award, and upon such deposit by the Highway Commission, the Clerk is requested, and it is our understanding that said Clerk will hold said fund deposited by the Highway Commission only insofar as concerns such amount allowed by us in our report as damages to the remainder of various tracts of land for the cost of removal of buildings or appurtenances to the land until such time as it has been shown to the Clerk of the Court that said buildings have been removed from their present location.

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That the foregoing report is a true and correct report of the view and appraisement made by the undersigned appraisers.

IN WITNESS WHEREOF, We have hereunto affixed our signatures this 26th day of October, 1942.

L C Davis

APPRAISERS: L E Watson

Vernon Abel

Subscribed and sworn to before me this 26th day of October, 1942.

(SEAL)

L. D. LELAND,
Clerk of the District Court
By C W Bowles,
Deputy

THE SECURITY ABSTRACT & TITLE COMPANY, INC., hereby certifies the foregoing to be a correct abstract of REPORT OF APPRAISERS, had in Case No. A-6722, as shown by the files in the Office of the Clerk of the District Court in Sedgwick County, Kansas.

Witness Our Hand and Seal this

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Vice President

(rwm)

Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29150740
Receipt #: 1750838
Pages Recorded: 2
Cashier Initials: BLB
Recording Fee: $12.00
Authorized By:
Date Recorded: 6/24/2010 4:34:57 PM

WARRANTY DEED

Ray D. Penner and Marcia L. Penner, husband and wife, GIVE, CONVEY AND WARRANT to Ray D. Penner and Marcia L. Penner, as Trustees of the Ray D. Penner Trust No. 1, dated June 1, 2010, and their successors, as a contribution to said trust, which the grantors acknowledge to be good and sufficient consideration, all of the following described real estate, to-wit:

An undivided one-half interest in and to a tract in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Five (5), Township Twenty-Eight (28) South, Range One (1) East of the 6th P.M., in Sedgwick County, Kansas, described as beginning at a point on the West line of U.S. Highway No. 81, 243 feet Southeasterly from a point 1 358.5 feet North and 275.56 feet West of the Southeast corner of the Southeast Quarter (SE/4) of said Section Five (5), thence West parallel with the South line of said Southeast Quarter (SE/4) to a point 300 feet East of the East right-of-way line of Old Lawrence Avenue Road, thence South parallel with the said East right-of-way of said Old Lawrence Avenue Road, to a point 965.5 feet North of the South line of said Southeast Quarter (SE/4), thence East parallel with the South line of said Southeast Quarter 406.67 feet, more or less, to the Westerly right-of-way of U.S. Highway No. 81, thence Northwesterly along the Westerly right-of-way of said Highway 154.97 feet, more or less, to place of beginning;

[No Kansas Real Estate Sales Validation Questionnaire required, K.S.A. 79-1437e(a)(7).]

together with all its appurtenances and warrant the title to the same, subject to all prior mineral reservations, oil and gas leases, rights-of-way, easements and protective covenants of record, if any.

DATED this June 1, 2010.

Ray D. Penner

Marcia L. Penner

WARRANTY DEED

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0000291507A0

State of Kansas)
) ss
County of Saline)

The foregoing instrument was acknowledged before me this June 1, 2010, by Ray D. Penner and Marcia L. Penner, husband and wife.

Sidney A Reitz
Notary Public Sidney A. Reitz

My Appointment Expires:

NOTARY PUBLIC - State of Kansas
SIDNEY A REITZ
My Appt. Exp. Jan. 11, 2013

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Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 28910189

Receipt #: 1664987
Pages Recorded: 2
Cashier Initials: LK

Recording Fee: $12.00
Authorized By:

Date Recorded: 8/21/2007 4:33:02 PM

KANSAS WARRANTY DEED

009855

Grantor(s): **Gwen A. Prescott and Donald Prescott, her husband**

Grantee(s): **Kurt W. Baumgartner and Ray D. Penner**
Grantee(s) mailing address: , P.O. Box 17206 Wks 67217

In consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) ***GRANT, BARGAIN, SELL AND CONVEY*** to Grantee(s), the following described premises, to wit:

A tract in the Southeast Quarter of the Southeast Quarter of Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the West line of U.S. Highway No. 81, 243 feet Southeasterly from a point 1358.5 feet North and 275.56 feet West of the Southeast corner of the Southeast Quarter of said Section 5, thence West parallel with the South line of said Southeast Quarter to a point 300 feet East of the East right-of-way line of Old Lawrence Avenue Road; thence South parallel with the said East right-of-way of said Old Lawrence Avenue Road, to a point 965.5 feet North of the South line of said Southeast Quarter; thence East parallel with the South line of said Southeast Quarter 406.67 feet, more or less, to the Westerly right-of-way of U.S. Highway No. 81; thence Northwesterly along the Westerly right-of-way of said Highway 154.97 feet, more or less, to place of beginning.

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

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

Dated: **August 17, 2007**

Gwen A. Prescott

DONALD PRESCOTT

$1200 1st Am

KANSAS WARRANTY DEED

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0000289T0T89

STATE OF **Kansas**)
) ss.
COUNTY OF **Sedgwick**)

On **August** 17, **2007** this deed was acknowledged before me by **Gwen A. Prescott and Donald Prescott, her husband**, Grantor(s).

Marsha S Francis
Notary Public

My appointment expires:
3/10/08

MARSHA S. FRANCIS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. March 10, 2008

KANSAS WARRANTY DEED

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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

Security 1st Title

Nariah Hamilton
727 N Waco Ave
Wichita, KS 67203
Ste 300
(316) 779-1935 (Work)
nhamilton@security1st.com

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TITLE COMMITMENT

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COMMITMENT CONDITIONS

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

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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.

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AMERICAN LAND TITLE ASSOCIATION

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Transaction Identification Data for reference only:

Issuing Agent:	**Security 1st Title**	Buyer:	**A legal entity, to be determined**
Issuing Office:		Title Contact:	**Nariah Hamilton** **727 N Waco Ave** **Wichita, KS 67203** **Ste 300** **(316) 779-1935 (Work)** **nhamilton@security1st.com**
ALTA Universal ID:	**1010831**		
Loan ID Number:			
Commitment No.:	**3019448**		
Property Address:	**3027 S. Broadway Ave.** **Wichita, KS 67216**		

SCHEDULE A

1. **Commitment Date:**

   02/27/2023 at 7:00 AM

2. **Policy to be issued:**

   ALTA Owner's Policy 07-01-2021 $1,000.00
   Proposed Insured:
   A legal entity, to be determined

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:**

   Kurt W. Baumgartner, as to a 1/2 interest and Ray D. Penner and Marcia L. Penner, as Trustees of the Ray D. Penner Trust No. 1, dated June 1, 2010, as to a 1/2 interest

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

   Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title, LLC

By:

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First American Title™

Commitment No.: C-NH3019448-2

Exhibit A

A tract in the Southeast Quarter of the Southeast Quarter of Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the West line of U.S. Highway No. 81, 243 feet Southeasterly from a point 1358.5 feet North and 275.56 feet West of the Southeast corner of the Southeast Quarter of said Section 5, thence West parallel with the South line of said Southeast Quarter to a point 300 feet East of the East right-of-way line of Old Lawrence Avenue Road; thence South parallel with the said East right-of-way of said old Lawrence Avenue Road, to a point 965.5 feet North of the South line of said Southeast Quarter; thence East parallel with the South line of said Southeast Quarter 406.67 feet, more or less, to the Westerly right-of-way of U.S. Highway No. 81; thence Northwesterly along the Westerly right-of-way of said Highway 154.97 feet, more or less, to place of beginning.

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TITLE COMMITMENT

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. **The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.**
2. **Pay the agreed amount for the estate or interest to be insured.**
3. **Pay the premiums, fees, and charges for the Policy to the Company.**
4. **Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be property authorized, executed, and recorded in the Public Records.**

   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.
5. **This company finds no open Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.**
6. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Ray D. Penner Trust No. 1, dated June 1, 2010.**

   In the alternative, we may be provided with said Trust together with all amendments thereto. We reserve the right to make additional requirements we deem necessary.
7. **Provide this company with a properly completed and executed Owner's Affidavit.**
8. **File a Warranty Deed from Kurt W. Baumgartner, stating marital status and joined by spouse, if any, to A legal entity, to be determined.**
9. **File a Trustee's Deed from the current acting Trustees of the Ray D. Penner Trust No. 1, dated June 1, 2010 stating marital status and joined by spouse, if any, to A legal entity, to be determined.**

   NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

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TITLE COMMITMENT

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10. 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: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

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

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

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SCHEDULE B, PART II—Exceptions

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

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

1. **Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.**
2. **Rights or claims of parties in possession not shown by the Public Records.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.**
5. **Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
6. **Taxes, or special assessments, if any, not shown as existing liens by the Public Records.**
7. **General taxes and special assessments for the fiscal year 2022 in the original amount of $3,904.50.**

   First Installment: $1,552.25, PAID
   Second Installment: $2,361.25, DUE, but not delinquent until May 10, 2023
   Property I.D. # A-08778-0006
   PIN # 00109612

8. **Backslope easement over the East 10 feet of subject property, as condemned by State Highway Commission in District Court Case No. A-6722.**
9. **Rights or claims of parties in possession not shown by the public records.**

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

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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6399/-97.3353

3027 S Broadway Wichita, KS 67216	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	10,916	81,688	169,730
2027 Projected Population	10,733	81,598	170,868
2020 Census Population	10,905	81,580	169,580
2010 Census Population	11,156	84,214	171,815
Projected Annual Growth 2022 to 2027	-0.3%	-	0.1%
Historical Annual Growth 2010 to 2022	-0.2%	-0.2%	-0.1%
Households			
2022 Estimated Households	4,693	32,917	69,538
2027 Projected Households	4,595	32,752	69,736
2020 Census Households	4,712	32,751	69,182
2010 Census Households	4,725	33,171	68,974
Projected Annual Growth 2022 to 2027	-0.4%	-0.1%	-
Historical Annual Growth 2010 to 2022	-	-	-
Age			
2022 Est. Population Under 10 Years	14.8%	14.9%	14.3%
2022 Est. Population 10 to 19 Years	13.3%	13.9%	13.5%
2022 Est. Population 20 to 29 Years	16.6%	15.5%	16.1%
2022 Est. Population 30 to 44 Years	19.0%	19.7%	20.2%
2022 Est. Population 45 to 59 Years	15.6%	15.9%	16.3%
2022 Est. Population 60 to 74 Years	14.7%	14.3%	14.3%
2022 Est. Population 75 Years or Over	6.0%	5.7%	5.4%
2022 Est. Median Age	32.8	33.1	33.5
Marital Status & Gender			
2022 Est. Male Population	48.8%	49.7%	50.1%
2022 Est. Female Population	51.2%	50.3%	49.9%
2022 Est. Never Married	43.7%	37.5%	38.2%
2022 Est. Now Married	31.3%	36.2%	35.9%
2022 Est. Separated or Divorced	18.6%	20.6%	20.5%
2022 Est. Widowed	6.4%	5.7%	5.3%
Income			
2022 Est. HH Income $200,000 or More	3.2%	1.5%	1.8%
2022 Est. HH Income $150,000 to $199,999	1.1%	1.8%	2.3%
2022 Est. HH Income $100,000 to $149,999	5.8%	7.8%	9.1%
2022 Est. HH Income $75,000 to $99,999	7.9%	11.3%	12.6%
2022 Est. HH Income $50,000 to $74,999	18.7%	21.9%	21.0%
2022 Est. HH Income $35,000 to $49,999	18.3%	17.5%	16.6%
2022 Est. HH Income $25,000 to $34,999	16.0%	12.0%	11.3%
2022 Est. HH Income $15,000 to $24,999	14.1%	10.6%	10.4%
2022 Est. HH Income Under $15,000	14.9%	15.7%	15.0%
2022 Est. Average Household Income	$56,078	$54,378	$56,964
2022 Est. Median Household Income	$40,224	$45,271	$48,641
2022 Est. Per Capita Income	$24,158	$22,089	$23,721
2022 Est. Total Businesses	228	2,120	6,598
2022 Est. Total Employees	1,848	24,876	88,554

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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6399/-97.3353

3027 S Broadway Wichita, KS 67216	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	59.9%	62.4%	63.0%
2022 Est. Black	13.2%	10.1%	11.9%
2022 Est. Asian or Pacific Islander	4.3%	5.2%	4.6%
2022 Est. American Indian or Alaska Native	1.7%	1.5%	1.4%
2022 Est. Other Races	20.9%	20.8%	19.2%
Hispanic			
2022 Est. Hispanic Population	2,615	19,633	38,198
2022 Est. Hispanic Population	24.0%	24.0%	22.5%
2027 Proj. Hispanic Population	24.2%	24.1%	22.5%
2020 Hispanic Population	24.7%	24.4%	22.6%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	6,971	52,080	109,571
2022 Est. Elementary (Grade Level 0 to 8)	6.2%	7.7%	6.6%
2022 Est. Some High School (Grade Level 9 to 11)	10.4%	8.9%	8.4%
2022 Est. High School Graduate	41.1%	36.3%	33.2%
2022 Est. Some College	19.0%	24.3%	23.4%
2022 Est. Associate Degree Only	6.0%	8.1%	8.0%
2022 Est. Bachelor Degree Only	13.4%	10.1%	13.1%
2022 Est. Graduate Degree	3.8%	4.6%	7.3%
Housing			
2022 Est. Total Housing Units	5,184	36,703	78,601
2022 Est. Owner-Occupied	42.0%	48.7%	48.3%
2022 Est. Renter-Occupied	48.5%	41.0%	40.1%
2022 Est. Vacant Housing	9.5%	10.3%	11.5%
Homes Built by Year			
2022 Homes Built 2010 or later	6.3%	6.8%	6.9%
2022 Homes Built 2000 to 2009	6.1%	7.0%	7.3%
2022 Homes Built 1990 to 1999	6.4%	5.9%	6.0%
2022 Homes Built 1980 to 1989	8.5%	9.6%	9.1%
2022 Homes Built 1970 to 1979	16.9%	12.6%	11.4%
2022 Homes Built 1960 to 1969	7.0%	7.1%	6.4%
2022 Homes Built 1950 to 1959	25.9%	22.2%	18.8%
2022 Homes Built Before 1949	13.5%	18.6%	22.4%
Home Values			
2022 Home Value $1,000,000 or More	0.2%	0.3%	0.4%
2022 Home Value $500,000 to $999,999	3.5%	3.8%	3.4%
2022 Home Value $400,000 to $499,999	2.7%	2.7%	2.9%
2022 Home Value $300,000 to $399,999	6.2%	5.1%	5.5%
2022 Home Value $200,000 to $299,999	12.7%	13.8%	15.6%
2022 Home Value $150,000 to $199,999	18.2%	12.1%	14.6%
2022 Home Value $100,000 to $149,999	13.1%	18.6%	19.1%
2022 Home Value $50,000 to $99,999	38.1%	32.3%	27.5%
2022 Home Value $25,000 to $49,999	2.8%	4.7%	4.9%
2022 Home Value Under $25,000	2.6%	6.6%	5.9%
2022 Median Home Value	$125,844	$117,454	$127,469
2022 Median Rent	$622	$653	$665

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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6399/-97.3353

3027 S Broadway Wichita, KS 67216	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	8,420	62,504	131,394
2022 Est. Civilian Employed	59.4%	59.7%	61.0%
2022 Est. Civilian Unemployed	3.8%	3.7%	3.4%
2022 Est. in Armed Forces	1.0%	0.4%	0.5%
2022 Est. not in Labor Force	35.8%	36.3%	35.0%
2022 Labor Force Males	48.0%	49.4%	49.9%
2022 Labor Force Females	52.0%	50.6%	50.1%
Occupation			
2022 Occupation: Population Age 16 Years or Over	5,001	37,305	80,202
2022 Mgmt, Business, & Financial Operations	6.7%	9.4%	10.9%
2022 Professional, Related	14.2%	14.3%	17.9%
2022 Service	25.1%	20.9%	20.0%
2022 Sales, Office	20.9%	22.5%	21.7%
2022 Farming, Fishing, Forestry	0.6%	0.3%	0.3%
2022 Construction, Extraction, Maintenance	10.7%	13.9%	12.3%
2022 Production, Transport, Material Moving	21.7%	18.6%	16.9%
2022 White Collar Workers	41.8%	46.2%	50.5%
2022 Blue Collar Workers	58.2%	53.8%	49.5%
Transportation to Work			
2022 Drive to Work Alone	80.2%	80.5%	78.3%
2022 Drive to Work in Carpool	11.0%	10.0%	9.3%
2022 Travel to Work by Public Transportation	0.5%	0.8%	1.4%
2022 Drive to Work on Motorcycle	-	0.1%	0.2%
2022 Walk or Bicycle to Work	1.0%	1.7%	2.0%
2022 Other Means	1.0%	1.5%	1.3%
2022 Work at Home	6.2%	5.3%	7.6%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	32.4%	36.4%	36.7%
2022 Travel to Work in 15 to 29 Minutes	58.3%	49.8%	49.7%
2022 Travel to Work in 30 to 59 Minutes	7.3%	10.8%	10.8%
2022 Travel to Work in 60 Minutes or More	2.0%	3.0%	2.8%
2022 Average Travel Time to Work	16.8	16.9	16.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	$216.36 M	$1.51 B	$3.29 B
2022 Est. Apparel	$7.5 M	$52.33 M	$114.11 M
2022 Est. Contributions, Gifts	$11.96 M	$80.71 M	$177.17 M
2022 Est. Education, Reading	$6.45 M	$43.46 M	$95.88 M
2022 Est. Entertainment	$11.77 M	$82.57 M	$180.61 M
2022 Est. Food, Beverages, Tobacco	$33.75 M	$237.32 M	$514.85 M
2022 Est. Furnishings, Equipment	$7.31 M	$51.42 M	$112.48 M
2022 Est. Health Care, Insurance	$20.08 M	$141.26 M	$306.51 M
2022 Est. Household Operations, Shelter, Utilities	$71.74 M	$499.79 M	$1.08 B
2022 Est. Miscellaneous Expenses	$4.06 M	$28.34 M	$61.77 M
2022 Est. Personal Care	$2.89 M	$20.23 M	$44.07 M
2022 Est. Transportation	$38.86 M	$275.2 M	$599.15 M

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