



**1115 W. Douglas Ave. & Add'l Lot. | Wichita, KS 67213**

AUCTION: BIDDING OPENS: Tues, June 2<sup>nd</sup> @ 2:00 PM

BIDDING CLOSING: Wed, June 10<sup>th</sup> @ 2:45 PM

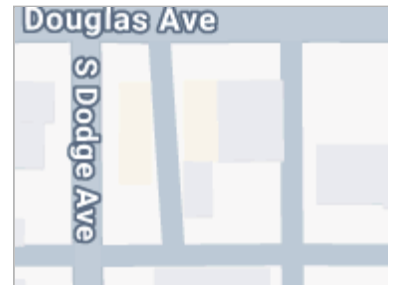


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**STANDARD**

**MLS #** 671843  
**Status** Active  
**Contingency Reason**  
**Property Type** Retail  
**Address** 1115 W Douglas  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67213  
**County** Sedgwick  
**Asking Price** \$0  
**Class** Commercial/Ind/Bus  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 2  
**Picture Count** 36

**GENERAL**

|   |  |                                   |                    |
|---|--|-----------------------------------|--------------------|
| <b>List Agent - Agent Name and Phone</b>      | Braden McCurdy - OFF: 316-683-0612                     | <b>List Date</b>                  | 4/10/2026          |
| <b>List Office - Office Name and Phone</b>    | McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600 | <b>Expiration Date</b>            | 10/1/2026          |
| <b>Co-List Agent - Agent Name and Phone</b>   |  | <b>Realtor.com Y/N</b>            | Yes                |
| <b>Co-List Office - Office Name and Phone</b> |  | <b>Display on Public Websites</b> | Yes                |
| <b>Showing Phone</b>                          | 888-874-0581   | <b>Display Address</b>            | Yes                |
| <b>Sale/Lease</b>                             |  | <b>VOW: Allow AVM</b>             | Yes                |
| <b>Building Size SqFt</b>                     | 2,000 or Less  | <b>VOW: Allow 3rd Party Comm</b>  | Yes                |
| <b>Number of Acres</b>                        | 0.14   | <b>Virtual Tour Y/N</b>           |                    |
| <b>Zoning</b>                                 | Limited Comm   | <b>Days On Market</b>             | 17                 |
| <b>Parcel ID</b>                              | 124-19-0-44-01-003.00A                                 | <b>Cumulative DOM</b>             | 17                 |
| <b># of Stories</b>                           | 1  | <b>Cumulative DOMLS</b>           |                    |
| <b>Apx Gross Building SqFt</b>                | 1,557.00   | <b>Input Date</b>                 | 4/24/2026 12:51 PM |
| <b>Apx Net Rentable SqFt</b>                  | 1,557.00   | <b>Update Date</b>                | 4/27/2026          |
| <b>Apx Min Available SqFt</b>                 | 1,557.00   | <b>Off Market Date</b>            |                    |
| <b>Apx Max Contiguous SqFt</b>                | 1,557.00   | <b>Status Date</b>                | 4/24/2026          |
| <b>Apx Vacant SqFt</b>                        | 1,557.00   | <b>HotSheet Date</b>              | 4/24/2026          |
| <b>Land SqFt</b>                              | 6,354.00   | <b>Price Date</b>                 | 4/24/2026          |
| <b>Present Use of Bldg</b>                    | Retail   |                                   |                    |
| <b>Bldg on Leased Land</b>                    |  |                                   |                    |
| <b>Invest Package Available</b>               | No   |                                   |                    |
| <b>Year Built</b>                             | 1920   |                                   |                    |
| <b>Subdivision</b>                            | MARTINSONS 3RD   |                                   |                    |
| <b>Legal</b>                                  | LOT 15 DOUGLAS AVE.<br>MARTINSON'S 3RD. ADD.           |                                   |                    |

**DIRECTIONS**

**Directions** Douglas & Seneca - West on Douglas to Property

**FEATURES**

|                           |                             |                           |                                  |
|---------------------------|-----------------------------|---------------------------|----------------------------------|
| <b>LOADING DOCK</b>       | <b>UTILITIES AVAILABLE</b>  | <b>PROPOSED FINANCING</b> | <b>LOCKBOX</b>                   |
| None                      | Electric                    | Other/See Remarks         | None                             |
| <b>RAIL</b>               | City Water                  | <b>TERMS OF LEASE</b>     | <b>TYPE OF LISTING</b>           |
| None                      | City Sewer                  | No Leases                 | Excl Right w/o Reserve           |
| <b>OVERHEAD DOORS</b>     | <b>FLOORS</b>               | <b>DOCUMENTS ON FILE</b>  | <b>AGENT TYPE</b>                |
| None                      | Concrete Slab               | Aerial Photos             | Sellers Agent                    |
| <b>PARKING</b>            | Other/See Remarks           | Documents Online          | <b>FLOOD INSURANCE</b>           |
| Street Parking            | <b>HEATING</b>              | Ground Water Addendum     | Unknown                          |
| <b>ROAD FRONTAGE</b>      | Electric                    | Lead Paint                | <b>POSSESSION</b>                |
| City Arterial             | Forced Air                  | Leases                    | At Closing                       |
| <b>LOCATION</b>           | <b>COOLING</b>              | Operating Statement       | <b>SPECIAL FEATURES/HANDICAP</b> |
| Central Business District | Electric                    | Photographs               | Grab Bars                        |
| <b>CONSTRUCTION</b>       | Other/See Remarks           | Plat                      | <b>CEILING HEIGHT</b>            |
| All Brick                 | <b>TENANT PAID EXPENSES</b> | Sellers Prop. Disclosure  | 11-15 feet                       |
| Stucco                    | None                        | Average Utilities         | <b>TRAFFIC COUNT</b>             |
| <b>SIDEWALL HEIGHT</b>    | <b>OWNER PAID EXPENSES</b>  | Legal Description         | Above 25,000                     |
| 11 Ft to 13 Ft            | None                        | <b>OWNERSHIP</b>          | <b>PRESENT USE</b>               |
| <b>ROOF</b>               | <b>ELECTRICAL</b>           | Corporate                 | Retail                           |

**FEATURES**

|           |                               |                             |
|-----------|-------------------------------|-----------------------------|
| Flat Roof | Three Phase                   | <b>SHOWING INSTRUCTIONS</b> |
|           | <b>MISCELLANEOUS FEATURES</b> | Call Showing #              |
|           | Security Systems              |                             |

**FINANCIAL**

|                                     |                    |
|-------------------------------------|--------------------|
| <b>Assumable Y/N With Financing</b> | No                 |
| <b>Value Land</b>                   |                    |
| <b>Value Improved</b>               | 0                  |
| <b>General Property Taxes</b>       | \$2,894.00         |
| <b>General Tax Year</b>             | 2025               |
| <b>Special Taxes</b>                | 200.00             |
| <b>Special Tax Year</b>             | 2025               |
| <b>Special Balance</b>              | 200.00             |
| <b>Gross Income</b>                 | \$2,100.00         |
| <b>Earnest \$ Deposited With</b>    | Security 1st Title |

**PUBLIC REMARKS**

**Public Remarks** Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, June 2nd, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, June 10th, 2026 at 2:45 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! LOCATION, LOCATION, LOCATION!!! Prime opportunity in the Delano District! Positioned along Douglas Ave with strong city arterial exposure, this 1,557± square-foot storefront building offers excellent visibility, accessibility, and versatility for a variety of commercial uses. Located just minutes from downtown Wichita, this property sits in one of the city's most active and rapidly growing districts. 1,557± Square Feet Approximate daily traffic count of 27,000 at the corner of Seneca and Douglas Zoned Limited Commercial & Central Business District (CBD) Surrounding businesses include Pennant Coffeem Wichita Brewing Co. & Pizzeria, The Monarch, and many more. Storefront on Douglas with strong visibility Street Parking Monthly income of \$2,100.00 with the lease through 12/31/2026. Please see the lease located in the Property Information Packet. Building features include: Wood Laminate Interior 1 Bathroom All Brick & Stucco construction 11–13 ft. Side Wall Height Flat Roof Three-Phase Electrical This is a rare opportunity to secure a high-visibility storefront property in the heart of Delano. With its flexible layout, strong traffic counts, and prime location near downtown, this property is ideal for retail, office, or service-based businesses. Whether you're an owner-user or investor, this property offers excellent potential in a thriving commercial corridor. Do not miss this opportunity — selling to the highest bidder regardless of price! \*Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$25,000 for a 30-day closing, \$35,000 for a 45-day closing.

**MARKETING REMARKS**

**Marketing Remarks**

**PRIVATE REMARKS**

**Private Remarks** Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, June 2nd, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, June 10th, 2026 at 2:45 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. Buyer's choice for earnest money: \$25,000 for a 30-day closing, \$35,000 for a 45-day closing.

**AUCTION**

|                                |                  |                              |
|--------------------------------|------------------|------------------------------|
| <b>Type of Auction Sale</b>    | Absolute         | <b>1 - Open for Preview</b>  |
| <b>Method of Auction</b>       | Online Only      | <b>1 - Open/Preview Date</b> |
| <b>Auction Location</b>        | mccurdy.com      | <b>1 - Open Start Time</b>   |
| <b>Auction Offering</b>        | Real Estate Only | <b>1 - Open End Time</b>     |
| <b>Auction Date</b>            | 6/2/2026         | <b>2 - Open for Preview</b>  |
| <b>Auction Start Time</b>      | 2pm              | <b>2 - Open/Preview Date</b> |
| <b>Auction End Date</b>        | 6/10/2026        | <b>2 - Open Start Time</b>   |
| <b>Auction End Time</b>        | 2:45pm           | <b>2 - Open End Time</b>     |
| <b>Broker Registration Req</b> | Yes              | <b>3 - Open for Preview</b>  |
| <b>Broker Reg Deadline</b>     | 6/9/26 @ 5pm     | <b>3 - Open/Preview Date</b> |
| <b>Buyer Premium Y/N</b>       | Yes              | <b>3 - Open Start Time</b>   |
| <b>Premium Amount</b>          | 0.10             | <b>3 - Open End Time</b>     |
| <b>Earnest Money Y/N</b>       | Yes              |                              |
| <b>Earnest Amount %/\$</b>     | 25,000.00        |                              |

**TERMS OF SALE**

**Terms of Sale** See Associated Documents. Broker Bay 888-874-0581

**PERSONAL PROPERTY**

**Personal Property**

**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 - Agent Name and Phone  
Selling Office - Office Name and Phone  
Co-Selling Agent - Agent Name and Phone  
Co-Selling Office - Office Name and Phone  
Appraiser Name  
Non-Mbr Appr Name

**ADDITIONAL PICTURES**





**DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

### TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at [auctions@mccurdy.com](mailto:auctions@mccurdy.com).

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.



# COMMERCIAL PROPERTY DISCLOSURE STATEMENT

Document updated:  
April 2015

|                          |   |
|--------------------------|---|
| <b>SELLER:</b>           | B & T Investments LLC                               |
| <b>DATE:</b>             | 04/24/2026  |
| <b>PROPERTY ADDRESS:</b> | 1115 W Douglas Ave. & Add'l Lot - Wichita, KS 67213 |

## 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 explanation 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 INDEMNIFICATION 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.

TT  
SELLER'S INITIALS

BT  
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: 1920
  - 2. Appropriate date that SELLER acquired the Property: 2007
  - 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?  
 LC Limited Commercial, CBD Central Business District, & Delano District Zoning 
  - 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?  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:

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:  
**Previously, the building was used as a dry cleaning facility. The contaminated site was remediated through the KDHE program. A letter of such remediation is provided.**

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              |                        | NOT INCLUDED                        | WORKING                             | NOT WORKING              |
|--------------------------------------|-------------------------------------|-------------------------------------|--------------------------|------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1. Air conditioning – central system | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Lawn sprinkler(s)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Air conditioning – window units   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 10. Security gate(s)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Air purifier system               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 11. Security system(s) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Dock leveler                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 12. Smoke detector(s)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Elevator                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 13. Wiring system      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6. Exhaust fans – Bathrooms          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Other: _____       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 7. Fire alarm(s)                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. Other: _____       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. Fire sprinkler(s)                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 16. Other: _____       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Part 10. ACKNOWLEDGEMENT AND AGREEMENT:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.**

Ted Timcah, Manager 04/24/2026  
 SELLER'S SIGNATURE DATE

\_\_\_\_\_  
 BUYER'S SIGNATURE DATE

Bradley Tidemann, Manager 04/23/2026  
 SELLER'S SIGNATURE DATE

\_\_\_\_\_  
 BUYER'S SIGNATURE DATE





# WATER WELL INSPECTION REQUIREMENTS

Property Address: 1115 W Douglas Ave & Adjacent 0.07 Acre Lot on W Douglas Ave, Wichita, KS 67213

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES \_\_\_\_\_ NO X

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO X

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_


04/10/26  
 Owner/Seller Date


04/22/2026  
 Owner/Seller Date

Buyer Date

Buyer Date

### GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is  
2 entered into effective on the last date set forth below.


3 Groundwater contamination has been detected in several areas in and around Sedgwick County.  
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:  
6 1115 W Douglas Ave & Adjacent 0.07 Acre Lot on W Douglas Ave,


7 Wichita, KS 67213  
8 The parties are advised to obtain expert advice in regard to any environmental concerns.

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns (initial one):

10 \_\_\_\_\_ Seller has no knowledge of groundwater contamination or other environmental concerns;  
11  **BT** or  Known groundwater contamination or other environmental concerns are:  
12  
13  
14

15 (b) Records and reports in possession of Seller (initial one):

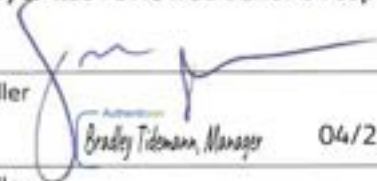
16 \_\_\_\_\_ Seller has no reports or records pertaining to groundwater contamination or other  
17 environmental concerns; or  
18  **BT**  Seller has provided the Buyer with all available records and reports pertaining to  
19 groundwater contamination or other environmental concerns (list document below):  
20  
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above. (initial)

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and  
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that  
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 \_\_\_\_\_ Date 04/10/2026  
29 Seller \_\_\_\_\_ Date  
30  Bradley Tidemann, Manager 04/22/2026  
31 Seller \_\_\_\_\_ Date Buyer \_\_\_\_\_ Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.

Commercial Lease Agreement

THIS COMMERCIAL LEASE AGREEMENT made and entered into this 7<sup>th</sup> day of January, 2022  
2021.

By and Between

WINCHESTER INVESTMENTS LLC,  
a Kansas limited liability company,  
Hereinafter referred to as  
"Landlord"

and

HIGH HOPES ICT,  
Personally Guaranteed by [REDACTED]  
Hereinafter referred to as  
"Tenant"

WITNESSETH THAT:

Landlord is the owner of the real estate described as follows:

An approximate 2,000 square foot retail storefront situated on approximately 6,354 square feet of land area located at 1115 West Douglas, Wichita, Kansas 67213, legally described as Lots 15 and 17, Douglas Avenue, Martinson's 3<sup>rd</sup> Addition to Wichita, Sedgwick County, Kansas. A general depiction of the leased premises appears on Exhibit "A," which is attached hereto.

Landlord hereby lets and leases unto the Tenant the premises commonly known as 1115 West Douglas, Wichita, Kansas 67213 containing approximately 2,000 square feet.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed between the parties as follows:

1. Term. The term of this Lease shall be for a period of five (5) years, commencing five (5) days after completion of Landlord's work and receipt of a Certificate of Occupancy (the "Lease Commencement Date") and end at 11:59 p.m. (CT) five (5) years thereafter. Landlord and Tenant agree to execute the Lease Commencement Certificate attached hereto and marked as Exhibit "B" upon commencement of the Lease.

In the event the Lease Commencement Date falls on day other than the first day of a calendar month, Tenant shall pay approximately apportioned rent for such partial month and the first day of the month next following shall be the beginning

day of the first Lease Year. "Lease Year" shall mean any twelve (12) month period under this Lease, calculated in twelve (12) month increments beginning on the first day of the calendar month following the Lease Commencement Date (and with the first Lease Year deemed to include any partial month occurring prior to the first day of such succeeding month).

Tenant shall use said leased premises for a retail dispensary and such other related and similar enterprises as Tenant may desire, but for no other use without Landlord's prior written consent. The leased premises are referred to herein as the "premises", "leased premises" or "leased property".

2. **Rental.** Tenant agrees to pay Landlord for the use of said premises for the term stated, the total sum of One Hundred Twenty-One Thousand, Two Hundred and No/100 Dollars (\$121,200.00), in monthly installments as follows:

|                        |  |
|------------------------|--|
| 01/01/2022-12/31/2022: | \$1,900.00/Mo., Gross (\$22,800.00 Annually) |
| 01/01/2023-12/31/2023: | \$2,000.00/Mo., Gross (\$24,000.00 Annually) |
| 01/01/2024-12/31/2024: | \$2,000.00/Mo., Gross (\$24,000.00 Annually) |
| 01/01/2025-12/31/2025: | \$2,100.00/Mo., Gross (\$25,200.00 Annually) |
| 01/01/2026-12/31/2026: | \$2,100.00/Mo., Gross (\$25,200.00 Annually) |

Rent in the amount of One Thousand, Nine Hundred and No/100 Dollars (\$1,900.00) shall be due and payable at the time of signing of this Lease and thereafter, the first day of February 2022, and the first day of each succeeding month thereafter throughout the term of this Lease.

- a. **RENTAL PAYMENTS shall be made payable to Landlord, Winchester Investments LLC, and mailed to** [REDACTED]

- b. Rent shall be due on the first day of each month. Any installment that is not received by the 5<sup>th</sup> day of each month shall incur a late fee of \$50.00 plus \$5.00 per day thereafter until the past due balance is paid in full.

- c. Landlord and Tenant agree that at full execution of this Lease Agreement, Tenant shall pay a security deposit in the sum of Two Thousand, One Hundred and No/100 Dollars (\$2,100.00). If Tenant defaults with respect to any provision of this lease, including but not limited to the provisions relating to the payment of rent or other charges, Landlord may use, apply or retain all or any part of the security deposit for payment of any such rent or any other sum in default, or for the payments of any other amount which Landlord may spend or become obligated to spend by reason of Tenant's default. If Tenant shall full and faithfully perform every provision of this

lease to be performed by it, the security deposit or any balance thereof shall be returned to Tenant without interest at the expiration or termination of this lease.

d. Tenant shall deposit with Landlord upon execution of this Lease, the total sum of Four Thousand and No/100 Dollars (\$4,000.00) wherein One Thousand, Nine Hundred and No/100 Dollars (\$1,900.00) shall be attributed to first month's rent and the remaining Two Thousand, One Hundred and No/100 Dollars (\$2,100.00) shall be allocated to the security deposit as hereinabove defined.

3. **Taxes.** Landlord shall pay all taxes and assessments, general and special, on the lease premises and buildings and other improvements permanently affixed to the realty. Tenant shall be responsible for its pro rata share of any increases over base year 2021. Real Estate Taxes and Special Assessments as allocated by Sedgwick County, Kansas for the 2021 tax year is \$5,974.21.

4. **Insurance.** Landlord shall carry and pay for fire and extended insurance coverage on said Leased Premises. 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. Tenant shall be responsible for its pro rata share of any increases over base year 2021. The 2021 Insurance premium is \$\_\_\_\_\_.

5. **Maintenance.** Landlord shall perform all maintenance and repairs with regard to roof, roof coverings, foundation, structure, and exterior walls of the Premises, exterior utility lines to the point of entry into the Premises, and exterior paving and common areas. Tenant shall, at its expense, keep the interior of the demised premises, including, but not limited to, all windows, doors, glass, plumbing, and drains in good repair including normal maintenance and repairs of HVAC Units, ordinary wear and repair damage by fire and other casualty. Tenant, at its sole cost and expense, shall be responsible for the maintenance and repairs. Landlord must be notified prior to work being completed. Tenant shall be responsible for repairs, seasonal servicing, and/or replacement of the HVAC system in an amount not to exceed One Thousand and No/100 Dollars (\$1,000.00) per year, per unit with the Landlord responsible for the costs exceeding said amount. Tenant, at Tenant's sole cost and expense, shall contract with a licensed HVAC service provider to provide bi-annual preventative maintenance for the leased Premises' unit(s). Tenant shall provide Landlord a copy of said HVAC service contract annually. Tenant shall be responsible for pest control. Tenant shall be responsible for snow/ice removal, mowing, and landscaping of the Leased Premises. Landlord agrees to have the space clean and ready for occupancy as set forth in the provisions set forth in Section 26 hereinafter. Landlord further agrees to have all building systems in good working order prior to Tenant taking occupancy. Tenant understands the Leased Premises is being leased in its "As-Is" condition, subject to the improvements specifically identified hereinafter.

6. Use of Premise. No business shall be carried on, or be permitted to be carried on, upon the demised premises which is contrary to any ordinances of the City of Wichita, Kansas, or the statutes of the State of Kansas, nor will Tenant do or permit anything be done thereon to constitute a nuisance or which will increase fire hazard or insurance rates, or **which will** invalidate any policy of insurance on the leased premises.
7. Liability Insurance. Tenant further covenants and agrees, at all times during the term hereof, at Tenant's own expense to maintain and keep in force, for the mutual benefit of the Landlord and Tenant, general and public liability insurance against claims for personal injury, death, or property damage occurring in, on, or about the demised premises to afford protection to the limit of not less than One Million Dollars (\$1,000,000.00), in respect to bodily injury and or property damage of any one occurrence; to the limit of not less than One Million Dollars (\$1,000,000.00) aggregate limit. *Tenant agrees to maintain Landlord's name and management company name Winchester Investments LLC, and Commercial Property Services Group, LLC) as additional names insured in the insurance set out above and to provide Landlord with a Certificate of Insurance prior to taking possession of the premises.* Said Certificate of Insurance to be provided by an insurance company agreeable to the Landlord and to provide that the insurance coverage set forth in the Certificate will not be cancelled without a thirty (30) day notice to the Landlord unless the insurance terminates due to the expiration of the policy of the insurance.
8. Indemnification. Tenant shall keep, protect, and save harmless Landlord from any loss, cost, claim, judgment, or expense of any sort or nature (including reasonable attorneys' fees) and from any liability to any person, natural or artificial other to the parties to this agreement, on account of any injury, damage, or death to any person or property arising out of any failure of Tenant in any respect to comply with and perform all the covenants, requirements, and provisions contained herein.

Landlord shall keep, protect, and save harmless Tenant from any loss, cost, claim, judgment, or expense of any sort or nature (including reasonable attorneys' fees) and from any liability to any person natural or artificial, on account of any injury, damage, or death to any person or property arising out of any failure of Landlord in any respect to comply with and perform all of the covenants, requirements, and provisions contained herein.

9. Hazard Insurance. Tenant shall keep the improvements located on the leased premises insured against loss or damages by fire, with extended coverage endorsement in any amount not less than eighty percent (80%) of the full insurable value as determined from time to time. The term "full insurable value" shall mean actual replacement cost (exclusive of the cost of excavation, foundations and footing below the basement floor), without deduction for physical depreciation.

10. Alterations. Tenant shall not have the right to construct any building or other structures or to make any improvements to the leased premises without the prior express written consent of Landlord; provided, however, that at the expiration of this Lease, the building and all other improvements permanently affixed to the realty, whether or not installed or made by Tenant **(with or without the permission of Landlord, as required herein), shall** become the sole property of the Landlord.

Tenant shall have the right and privilege of erecting and installing additional offices and trade fixtures necessary to carry on its business; provided, however, that such installations will not injure the premises and shall be made in a first class, workmanlike manner and comply with all laws, ordinances, rules, and regulations of governmental authority, as well as a board of fire insurance underwriters. Upon termination of this Lease, or any renewal hereof, Tenant shall have the privilege of removing such installations, provided that no damage is caused thereby to the premises and the building. Upon the expirations of this Lease, all such additions, alterations, or improvements not so removed shall be the sole and exclusive property of Landlord, Landlord shall not unreasonably withhold its consent hereunder.

11. Liens and Encumbrances. Tenant covenants and agrees at all times to keep the leased premises free from liens and encumbrances of whatever kind or nature arising from, or predicated upon, materials furnished, or work or labor performed upon the leased premises at Tenant's request or by Tenant's authority.
12. Business Services and Utilities. Tenant shall furnish, at Tenant's own cost and expense, **with** no cost and expense to Landlord, all business services and utilities necessary for the operation of Tenant's business, including but not limited to electric, gas, water, sewer, trash, janitorial and communication services i.e. telephone/internet. ***Tenant shall place all utilities into its own name upon taking possession of the premises.***
13. Assignment and Subleasing. Tenant shall have no right to assign or transfer this Lease or to underlease or sublease the whole or any part of the leased premises, except with written consent of Landlord. Landlord shall not unreasonably withhold its consent hereunder.
14. Damage by Fire or Other Casualty. Tenant shall use every precaution against fire and shall, in case of fire or other casualty for which Tenant is not under an obligation to repair, immediately notify Landlord, who shall, unless the building be so damaged that Landlord shall decide not to repair or rebuild, thereupon cause the damage to be promptly repaired, but if the premises be so damaged so that Landlord shall decide not to repair or rebuild, either temporarily or permanently, then the term shall cease as of the date on which the casualty occurred, with no further obligation of either party hereunder to recognize this Lease if the building be later rebuilt. If Landlord shall decide to rebuild or repair, then the rent during the restoration period shall abate in proportion and to the extent that the premises have been rendered unprintable by said casualty.

15. Right to Landlord to Enter and Inspect. Landlord hereby reserves, and Tenant hereby accords to Landlord, the right, personally or through any representative or representative of Landlord's choice, to enter upon and inspect the leased premises, anytime during normal business hours, for the purpose of inspecting the premises, exhibiting the same to the prospective purchaser or Tenant, or otherwise, and the further right, at any time within two (2) months prior to the expiration of this Lease, to place or affix upon suitable exterior portions, not including windows or doors, of this Lease, to place or affix upon suitable exterior portions, not including windows or doors, of the leased premises signs and notices that the same are for sale or for rent.

16. Condemnation. If the whole of the leased property is taken for any public or quasi-public use under any statute or by the right of eminent domain, this Lease shall expire on the date when the leased property shall be so taken, and the rental shall be abated as of that date. No party of any award from any condemning authority shall inure or belong to Tenant. Provided that this provision shall not prevent recovery by Landlord of damages to its business rights and interests, occasioned by such taking.

If any part (but less than the whole) of the leased property shall be taken for any public use or quasi-public use under any statute, or by right of eminent domain, then this Lease shall automatically terminate as of the date title shall be taken with respect only to that portion of the leased premises so taken. If the remainder of the leased premises is, by reason of such taking, rendered unusable for the purpose for which the leased property was leased, the Landlord and Tenant shall each have the right to terminate this Lease on thirty (30) days' notice to the other given within ninety (90) days after the date of such taking. In the event of such partial taking, the rental hereunder shall abate in the same proportion as the value of the portion of the leased premises taken bears to the then current value of the entire premises being leased hereunder.

17. Default. If any default of Landlord hereunder shall continue uncorrected for thirty (30) days after written notice thereof from Tenant, this Lease may be terminated by Tenant at any time thereafter during the continuance of such default by giving written notice to landlord of such termination. If Tenant shall fail to pay any installments hereunder and shall continue in default for a period of ten (10) days after written notice thereof by Landlord, or if Tenant shall fail to promptly keep and perform any other affirmative or negative covenants of this Lease strictly in accordance with the terms of this Lease after written notice thereof by Landlord or default and demand of performance, then and in any such event and as often as any such event shall occur, Landlord may:

- a. Declare the said term ended and enter into said demised premises, or any part thereof, to repossess and enjoy said premises as in the Landlord's former estate; using such force as may be necessary so to do, and so to repossess and enjoy said premises as in the Landlord's former estate; or Landlord shall have the right to remove, at Tenant's expense, any of Tenants' property left remaining in or on the premises.

18. Bankruptcy and Insolvency. In the event a voluntary or involuntary petition in bankruptcy filed by or against Tenant, or in the event a petition is filed by or against Tenant seeking to invoke the benefits of any bankruptcy or reorganization law, or in the event Tenant shall make a general assignment for the benefit of Tenant's creditors, or in the event a trustee or receiver shall be appointed for all or substantially all of the Tenant's assets, then and in any such event or events this Lease shall thereupon instantly and automatically terminate, without the necessity of any notice or other action by Landlord, the Landlord shall thereupon be entitled to precisely the same rights and remedies as if on such date cancellation of this Lease and been effected by Landlord under foregoing Paragraph 16 hereof.
19. Holding Over. In the event Tenant shall continue to occupy the premises after the last day of the term hereby created, or after the last day of any extension of said term, the Landlord elects to accept rent thereafter, a tenancy from month to month only shall be created and not for any longer period, but subject to all other provisions of this Lease. Rent shall increase 120%.
20. Surrender or Termination. Upon expiration of this Lease for any reason, whether by reason of expiration of the term hereof or cancellation for default or otherwise, Tenant shall and hereby covenants and agrees forthwith peaceably to surrender and deliver possession of the leased premises to Landlord, and in as good of condition and repair as the same were in at inception of this Lease, reasonable wear and tear, depreciation, and damages from the elements and acts of God excepted, including, but not limited to, the obligation to repair any and all damaged caused by Tenant's removal of any trade fixtures for equipment installed by Tenant during the term hereof.
21. Notices. All notices required, or which may be given hereunder shall be considered as properly given if delivered in writing personally or sent by certified mail, postage prepaid with return receipt requested, addressed to Landlord at the address of: 1841 N. Rock Court, Suite 200, Wichita, KS 67206, and Tenant at 1115 W. Douglas, Wichita, Kansas 67213. Notices served by mail shall be deemed to have been given on the date on which such notice is deposited in the United States Mail.
22. Entirety of Agreement. This instrument incorporates all the obligations, agreements, and understandings of the parties hereto, and there are no oral agreements or understandings between the parties hereto concerning the property covered by this Lease Agreement.
23. Successors and Assigns. The covenants, agreements, and payments herein contained shall extend to and bind the heirs, administrators, executors, trustees, successors, assigns, and agents of each of the parties hereto, except as herein otherwise provided.

24. Modifications. Neither this Lease nor any of the rights secured to any of the parties hereto may be waived, modified, supplemented, or otherwise altered, unless in writing, duly signed by all the parties hereto.
25. Right to Advertise with Signage. Landlord shall have the right to display a "For Lease" sign on the subject property ninety (90) days prior to Tenant's lease expiration.
26. Landlord Improvements. Landlord, at Landlord's sole cost and expense agrees to complete the following improvements of the leased Premises prior to the Rent Commencement Date:
- Finish the restroom, lighting, and flooring. Landlord and Tenant shall mutually agree upon the flooring style/product.
27. Signage. Landlord will allow Tenant, at Tenant's sole cost and expense, to place exterior signs on the property and building in accordance with local sign ordinances and Landlord's sign criteria. All signage requires Landlord's prior written consent of design, location, and installation, which said approval shall not be unreasonably withheld.

In witness whereof, the parties have hereunto subscribed names and caused this Commercial Lease Agreement to be executed in duplicate, each of which shall be considered on original hereof, as of the month, day, and year last written below.

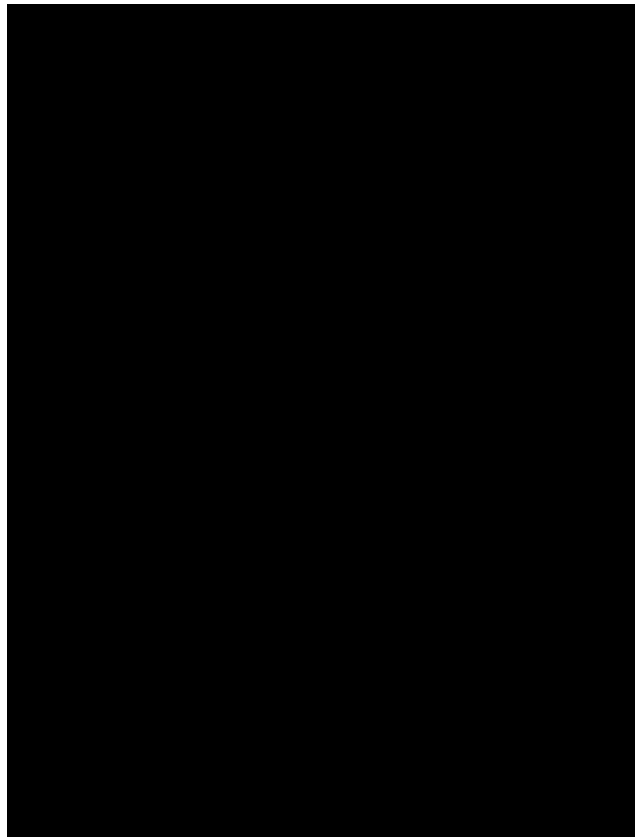


Exhibit "A"  
GUARANTY

THIS GUARANTY ("Guaranty") is hereby executed this \_\_\_\_ day of \_\_\_\_\_, 2021, by Justin Lane ("Guarantor"), in favor of WINCHESTER INVESTMENTS LLC, a Kansas limited liability company ("Landlord").

1. In consideration of, and as an inducement for, the execution and delivery by Landlord of the lease dated \_\_\_\_\_ (the "Lease"), between Landlord and High Hopes ICT of which Guarantor is a principal owner, with respect to certain leased premises in the Lease ("Premises") and for one (\$1.00) Dollar and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Guarantor does hereby, jointly and severally with any other Guarantor of the Lease, unconditionally guarantees to Landlord and its successors and assigns, the full and timely performance by Tenant of all of its obligations contained in the Lease on Tenant's part to be performed during the term of the Lease and any renewal or extension thereof, together with all reasonable attorneys' fees and disbursements and all litigation costs and expenses incurred or payable by Landlord or for which Landlord may be responsible or liable; and Guarantor hereby further expressly covenants and agrees that neither the obligations nor the liability of Guarantor hereunder shall in any wise be terminated or otherwise affected or impaired by reason of Landlord's assertion against Tenant of, or Landlord's failure to assert against Tenant, any of the rights or remedies available to Landlord pursuant to the Lease or allowed at law or in equity.

2. In addition to the guaranty obligations set forth in Paragraph 1 above, Guarantor hereby covenants and agrees to pay within ten (10) days after Landlord's demand therefor, all reasonable attorneys' fees and disbursements and all litigation costs and expenses incurred or pay by Landlord in connection with the enforcement of this Guaranty.

3. This Guaranty is an absolute and unconditional guaranty of payment (and not merely of collection). Guarantor acknowledges that this Guaranty and Guarantor's obligations and liabilities under This Guaranty are and shall at all times continue to be absolute and unconditional in all respects, and shall at all times be valid and enforceable irrespective of any other agreements or circumstances of any nature whatsoever which might otherwise constitute a defense to this Guaranty and the obligations and liabilities of Guarantor under this Guaranty or the obligations or liabilities of any other person or entity (including, without limitation, Tenant) relating to this Guaranty or the obligations or liabilities of Guarantor hereunder or otherwise with respect to the Lease or to Tenant. This Guaranty sets forth the entire agreement and understanding of Landlord and Guarantor and Guarantor acknowledges that no oral or other agreements, understandings, representations or warranties exist with respect to this Guaranty or with respect to the obligations or liabilities of Guarantor under this Guaranty.

4. Guarantor hereby covenants and agrees to and with Landlord and its successors and assigns, that Guarantor may be joined in any action against Tenant in connection with the Lease, and that recovery may be had against Guarantor in such action or in any independent action against Guarantor without Landlord or its successors or assigns first pursuing or exhausting any remedy or claim against Tenant or its successors or assigns or any other remedy or claim under any other security for, or guaranty of, its obligations or liabilities of Tenant under this Lease.

5. This Guaranty shall be a continuing guaranty, and shall survive a termination of the Lease. Guarantor further covenants and agrees that Guaranty shall not be affected or impaired by, and shall

remain and continue in full force and effect as to, any renewal, amendment, modification or extension of the Lease and as to any assignment of Lease or any interest therein or the subletting of all or portions of the Premises and shall cover, apply to and incorporate all of the terms, covenants and conditions of all such renewals, amendments, modifications, extensions, assignments and sublettings (without need of any notice or consent of Guarantor thereto) regardless of who occupies the Premises or whether or not any portion of the Premises is occupied. Additionally, Guarantor further covenants and agrees that this Guaranty shall not be affected or impaired by, and shall continue in full force and effect notwithstanding (i) the enforceability, or unenforceability, of any provision of the Lease, or any such renewal, amendment, modification, extension or assignment thereof of sublease of all or any portion of the Premises, (ii) any extension of time that may be granted to Tenant or its successors or assigns, (iii) the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement or readjustment of, or other similar proceeding affecting the Tenant or any of its assets or the disaffirmance, rejection or postponement in any such proceeding of any of Tenant's obligations or undertakings set forth in the Lease, or (iv) the merger or consolidation of the Tenant with any corporation, or other entity, or the sale, divesture or other disposition of any or all of the interest of Guarantor in the Tenant or any entity controlling, controlled by or under common control with Tenant, or (v) the holding over by Tenant in the Premises after the expiration of the Lease. For purposes hereof, "control" shall mean the possession of the power to direct or cause the direction of the management and policies of such corporation or other entity whether through the ownership of voting securities, by contract or otherwise.

6. All of Landlord's rights and remedies under the Lease and under this Guaranty are intended to be distinct, separate and cumulative and no such right or remedy therein or herein mentioned, whether exercised by Landlord or not, is intended to be in exclusion or a waiver of any of the others. This Guaranty cannot be modified, waived or terminated unless such modification, waiver or termination is in writing, signed by Landlord.

7. Neither the obligations nor the liabilities of Guarantor hereunder shall be released, reduced, diminished, offset or otherwise affected by the existence of, or Landlord's receipt, application, use, retention or release of, any security given for the performance, observance and compliance with any of the terms, covenants or conditions required to be performed, observed or complied with by Tenant under the Lease, and for the purposes of Guarantor's obligations and liabilities under this Guaranty, Landlord shall be deemed not to be holding any security under the Lease and not to have applied, used or retained any security deposit.

8. No failure or delay on the part of Landlord in exercising any right, power or privilege under this Guaranty shall operate as a waiver of or otherwise affect any such right, power or privilege, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

9. This Guaranty shall be enforced and construed in accordance with the laws of the State of Kansas but without regard to its conflicts of laws principals and shall be binding upon and inure to the benefit of Landlord and Guarantor and their respective heirs, executors, administrators, legal representatives, successors and assigns. Guarantor acknowledges and agrees that all disputes arising directly or indirectly, out of or relating to this Guaranty, and all actions to enforce this Guaranty, shall be dealt with and adjudicated in the courts of the State of Kansas, as Landlord may elect; and Guarantor hereby expressly and irrevocably submits to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Guaranty. So far as is permitted under

applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action, other than service of process in a manner permitted by law or permitted herein, shall be necessary in order to confer jurisdiction upon any Guarantor in any such court. Provided that service of process is effected upon a Guarantor in a manner permitted by law or as otherwise permitted herein, such Guarantor irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (a) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding brought in such a court as is mentioned in the previous paragraph, (b) any claim that any such suit, action or proceeding brought in such a court has been brought in an inconvenient forum, or (c) any claim that is not personally subject to the jurisdiction of the above-named courts.

10. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the 7 day of Jan 2022.

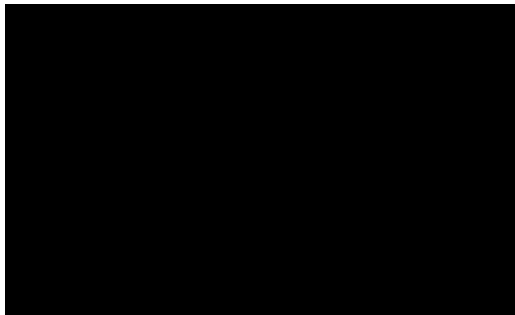


Exhibit "A"

(General depiction of the leased premises.)



Janet Stanek, Secretary

Laura Kelly, Governor

April 23, 2026

██████████  
██████████  
██████████  
██████████

RE: Kansas Dry Cleaning Program Information  
Four Seasons Cleaners, 1115 W Douglas Ave, Wichita, Kansas  
KDHE Project Code: C2-087-73980

Dear ██████████ or to whom it may concern,

This letter has been prepared by the Kansas Department of Health and Environment (KDHE) to define the Kansas Dry Cleaning Program (Program) and the Four Seasons Cleaners dry cleaner site formerly located at 1115 W Douglas Ave in Wichita, Kansas.

### **Kansas Dry Cleaning Program**

The KDHE Bureau of Environmental Remediation (BER) administers the Program that was created by the Drycleaner Environmental Response Act (DERA) that became effective on July 1, 1995. The Program tracks the operation of existing dry cleaning facilities and provides corrective action at contaminated sites. Active dry cleaning facilities must complete an annual registration and remain in compliance with pollution prevention and waste management measures. The Kansas Dry cleaning Facility Release Trust Fund (Fund) was created to provide financial assistance to owners or operators of contaminated dry cleaning facilities and to assist with assessment and corrective action of former and existing dry cleaning facilities. BER manages the Fund and utilizes contract environmental consultants and internal staff to conduct assessments and corrective actions at contaminated sites. The Fund is financed by a gross receipts fee on dry cleaning services, a solvent fee on dry cleaning solvents, an annual registration fee paid by the dry cleaning facilities, interest earned on the Fund balance, and a deductible payment paid by the Fund Applicant. KDHE makes every effort to keep dry cleaning sites off the federal National Priorities List (NPL) as defined under 40 CFR 300.5 (Superfund) and discourages other units of government, both local and federal, from becoming involved in contamination issues at contaminated dry cleaning sites. Careful consideration is given to effectively and efficiently utilize the Fund. The Fund is not liable for payment of costs in excess of \$5,000,000 for corrective action at any contaminated dry cleaning site. Upon the initiation of corrective action activities at a site, the applicant is required to pay the Fund deductible of \$5,000. Although the Fund is currently financially stable and supported by the Kansas legislature, there are no guarantees that the Fund will remain available in the future.

Upon receipt of a complete Fund application, BER ranks the site using criteria established under DERA to prioritize Fund expenditures, based on information contained in the application and available to BER. The ranking system takes into account contaminant concentration, plume size, proximity to receptors (public and/or domestic drinking water wells, surface water, etc.) as well as the probability of threat to human health and the environment. Due to limited funding, KDHE addresses sites with the highest ranking first, while lower ranked sites are backlogged until funding is available. The Program uses funds to provide soil and groundwater investigation and/or monitoring, design remedial systems, construct treatment systems to address soil and groundwater contamination, implement soil and/or groundwater remedial activities, and install vapor mitigation systems to help prevent contamination of indoor air.

## Site Specific Information

In November 2024, the Bureau of Environmental Remediation (BER) completed a Preliminary Assessment of tetrachloroethylene (PCE), trichloroethylene (TCE), and cis-1,2-dichloroethylene (cis-DCE) contamination discovered during investigation of the TCE – S Sycamore St site at the intersection of W Douglas Ave & S Sycamore St. The Preliminary Assessment included review of historical information, installation of direct-push probes, collection of groundwater samples, and evaluation of analytical data from the samples collected. The results of the assessment indicate a release of PCE occurred at the Four Seasons Cleaners at 1115 W Douglas in Wichita, Kansas. Analytical results from a groundwater sample collected downgradient of the former Four Seasons Cleaners exceeded the applicable groundwater screening criteria indicating that a release of PCE dry cleaning solvent occurred at the facility. KDHE identified John Parker II as the owner / operator of the former Four Seasons Cleaners dry cleaning facility. KDHE received an application from Mr. Parker to the Dry Cleaning Facility Release Trust Fund (DFRTF) to address contamination attributed to the dry cleaning operations.

Property owners and drycleaner operators are eligible to participate in the Trust Fund by submitting an application to the Program and paying a \$5,000 deductible. After acceptance into the Trust Fund, and payment of the deductible, KDHE's Dry Cleaning Program is responsible for oversight of the cleanup of the site and will pay up to \$5,000,000 in corrective action costs at the site. **The deductible is satisfied as of April 23, 2026.**

KDHE will complete a comprehensive investigation to fill any data gaps from the Preliminary Investigation. KDHE intends to complete this investigative work in 2027. KDHE addresses sites based on rank (risk to human health and environment). This site would be prioritized based on the results of the comprehensive investigation.

The property owner at the time of work, regardless of Trust Fund status, will be required to sign investigative derived waste (IDW) disposal forms. KDHE shall complete all waste characterization, coordinate the IDW disposal and pay for all costs associated with the coordination, transport, and final disposal of the wastes. IDW is generated during corrective action undertaken by KDHE. Typically, only soil IDW disposal needs a signature.

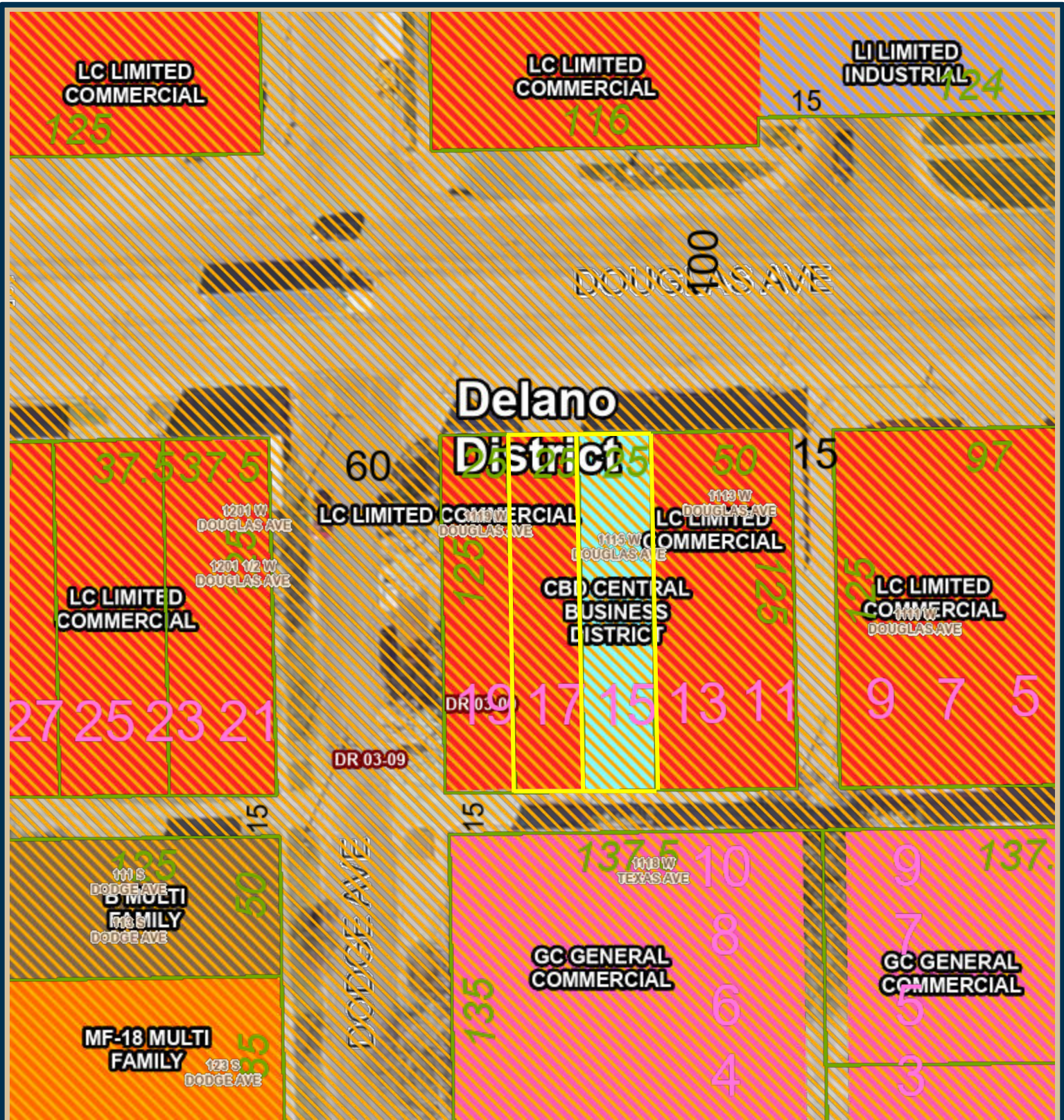
A written notification documenting ownership changes for the site property shall be forwarded to KDHE within 30 days of ownership change.

KDHE hopes that this letter provides a clear definition of the Fund. If you need any further information or have additional questions, please contact me at [REDACTED].

Sincerely,

  
[REDACTED]  
Dry Cleaning and Superfund Unit  
Bureau of Environmental Remediation  
Kansas Department of Health and Environment

cc: File → Four Seasons Cleaners – 1115 W Douglas Ave (C2-087-73980)(1)



# Delano District

115 W. Douglas Ave. & Add'l Lot, Wichita, KS 67213

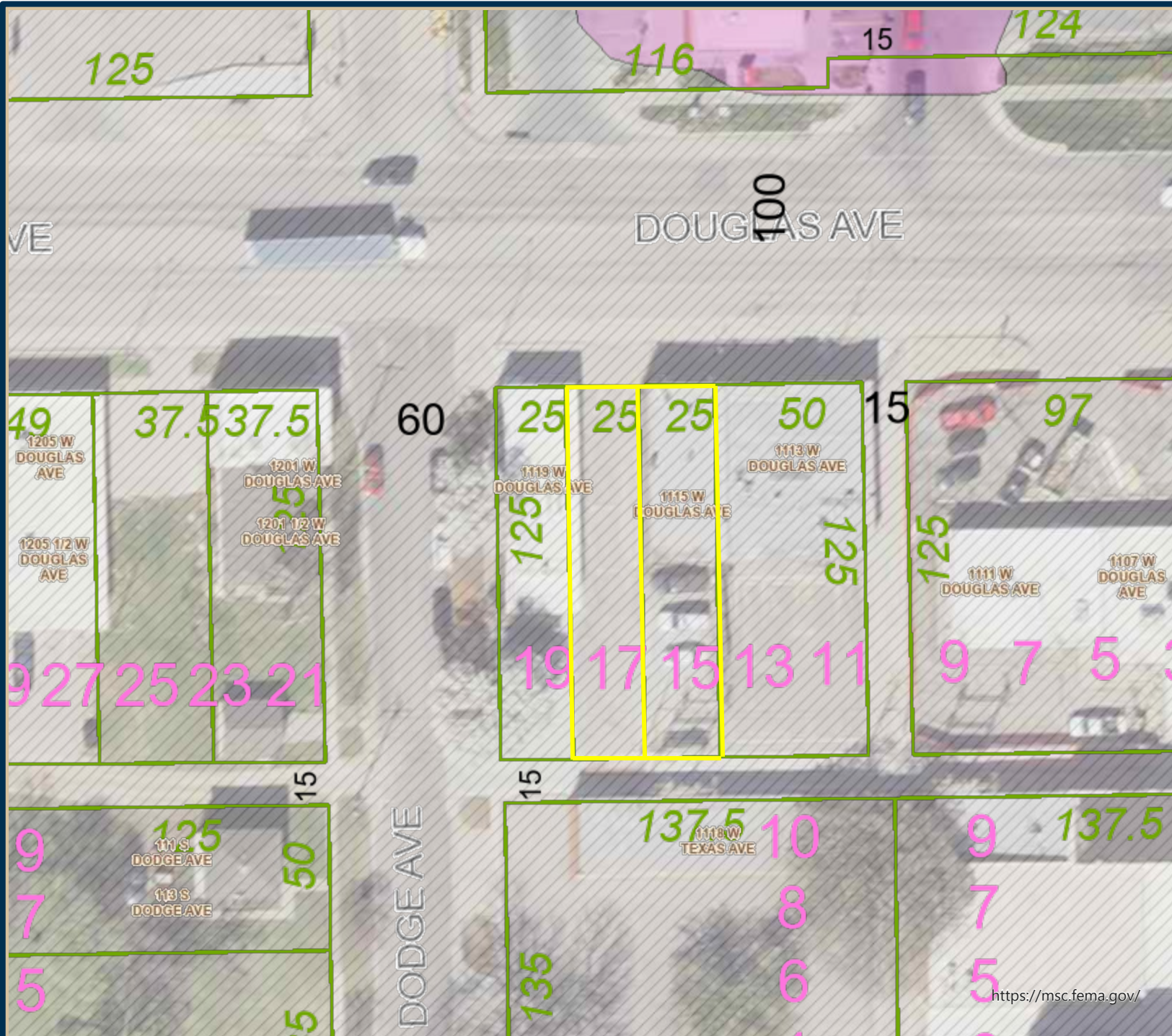
## 115 W. Douglas Ave. & Add'l Lot, Wichita, KS 67213 - LC Limited Commercial, CBD Central Business District, & Delano District Zoning

Date: 3/16/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.  
 The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.  
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Sedgwick County, Kansas





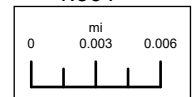
Sedgwick County, Kansas



Flood Plain

- (X) 0.2 Pct Annual Chance
- 0.2 PCT Annual Chance Flood Hazard
- A
- AE
- AE FLOODWAY
- AH
- AD
- X - Area of Special Consideration
- X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- X
- Area Not Included

1:564



Date: 3/16/2026

<https://msc.fema.gov/>

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

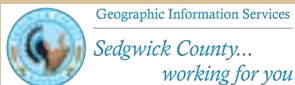
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.



Geographic Information Services  
Sedgwick County...  
working for you

1115 W. Douglas Ave. & Add'l Lot, Wichita, KS 67213 - Flood

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**1115 W. Douglas Ave. & Add'l Lot, Wichita, KS 67213 - Aerial**

Date: 3/16/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

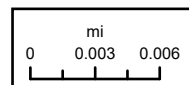
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**Sedgwick County, Kansas**



1:564





# 1115 W. Douglas Ave. & Add'l Lot, Wichita, KS 67213 - Utilities



## Legend

- Storm Structures**
  - Manhole
  - Inlet
  - Outfall
  - Other
- Headwalls**
- City BMPs**
- Private Non-City BMPs**
- Storm Conduit**
- Open Channel Structures**
- Open Channel Conduit**
- Sewer Manholes**
- Sewer Mains**
  - Public
  - Private
  - Under Construction
- Water Sample Stations**
- Water Hydrants**
- Water Valves**
- Water Service Taps**
- Backflow Devices**
- Water Nodes**
- Water Mains**
  - Private
  - <all other values>
- Parcels**
- Mile Markers**
- Address Labels Prime**
- Address Labels Non Prime**
- Andover Address Labels**
- Roads**

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

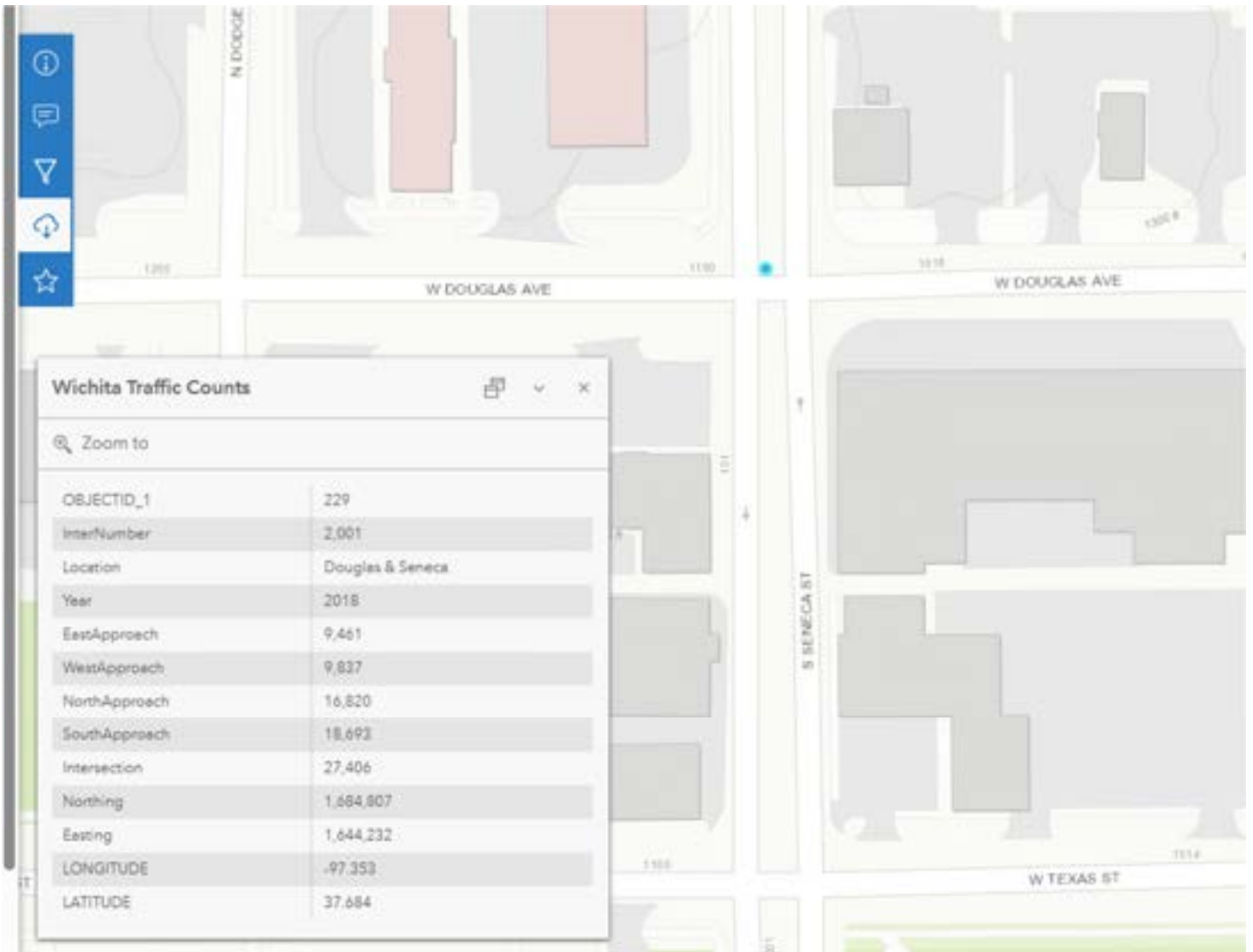
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# S. E. 1/4 SEC. 19. TWP. 27. R. 1 E.



# Daily Traffic Count Map at W. Douglas Ave & S. Seneca St.



## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Real estate company name approved by the commission

\_\_\_\_\_  
Supervising/branch broker

\_\_\_\_\_  
Buyer/Seller Acknowledgement (not required)

# GUIDE TO AUCTION COSTS

## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

### THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

