

7011 E. Central Avenue, Wichita, KS 67206

PREMIUM EAST WICHITA ACREAGE AND BUILDING

Bids Due By Friday, May 15th, 2020 @ 2 P.M. CDT

CHURCH SITE - POTENTIAL NON-PROFIT HEADQUARTERS RESIDENTIAL DEVELOPMENT - REDEVELOPMENT OPPORTUNITY



Located in the highly desirable area of East Wichita, Kansas, 7011 East Central Avenue presents a wide array of potential in the Wichita real estate market. The property is ideally located along Central Avenue between the highly traveled streets of Woodlawn Avenue and Rock Road. It is currently home to Congregation Emanu-El, and consists of 3.85 acres and a 18,217 square foot building. The building is well situated on the land and consists of an open sanctuary, commercial kitchen, library, office area, and seven classrooms. There is a large paved area that also provides ample parking for the building. The land is currently zoned single family. This property offers so much potential to buyers. An offering of this type of acreage and building in a prime location in the Wichita market creates a unique opportunity. Don't miss this chance to explore all the possibilities of this property!

Contact Agent for Bid Packages & Details

Building Size: 18,217 SF

Land Size: 3.85 Acres

167,706 SF

Zoning: SF-5 Single Family

Taxes: Generals – Current ownership is tax exempt

Specials - \$13.66



7011 E. Central Avenue, Wichita, KS 67206















7011 E. Central Avenue, Wichita, KS 67206















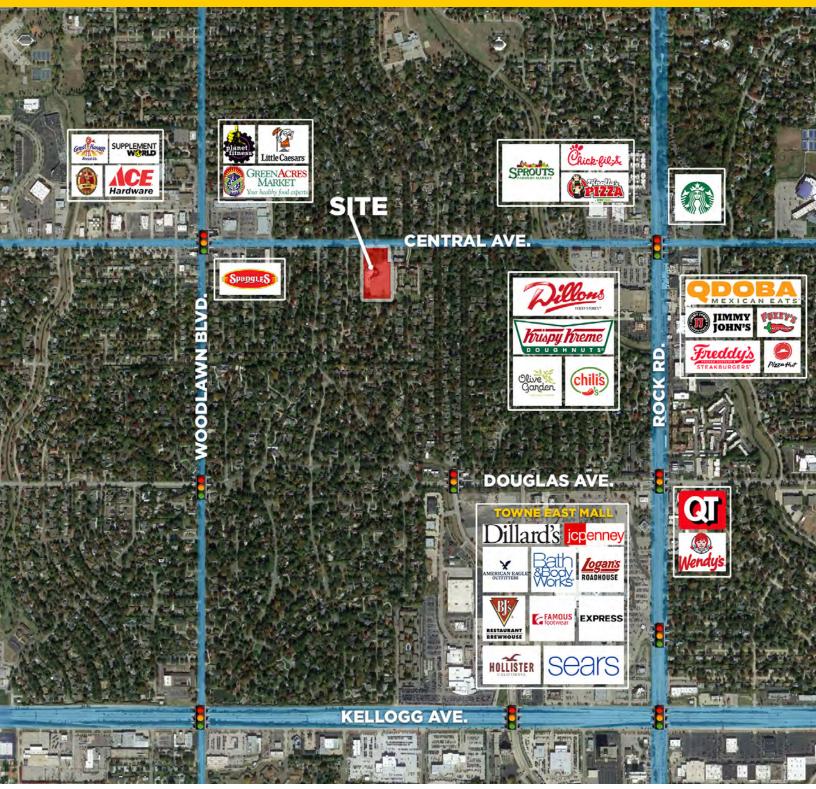
7011 E. Central Avenue, Wichita, KS 67206



Terms of the Sale: 2% Participation Fee for Buyer's Agent. Subject to seller confirmation. Closing and possession to be negotiated between the Buyer and Seller. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.



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Quick Ref: R45095

Tax Year: 2019

Run Date: 12/19/2019 10:25:07 AM

OWNER NAME AND MAILING ADDRESS

Parcel ID: 087-114-19-0-21-01-003.00-A

CONGREGATION EMANUEL

7011 E CENTRAL

WICHITA, KS 67206-1920

PROPERTY SITUS ADDRESS

7011 E CENTRAL AVE WICHITA, KS 67206

LAND BASED CLAS	SIFICATION	ON SYSTEM
-----------------	------------	-----------

Function: 6610 Church / place (Sfx: Activity: 6600 Religious, social, cultural asse Nonprofit religious Ownership: 6300

Developed site - with building Site: 6000

GENERAL PROPERTY INFORMATION

Exempt - E Prop Class: E

Property Type: C-Commercial & Industrial

Living Units:

Zoning: SF-5

Multi-Zoning: N Non-Conforming: N

Neighborhood: 861.7 861.7

Economic Adj. Factor:

Map / Routing: / 114190210100300A

School District: 0602 USD 259 Legacy ID: 00177485

Investment Class:

Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 1 EXC N 160 FT E 35 FT TEMPLE ADD.



Image Date: 10/30/2019

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1

Fronting: Secondary Street - 3 Location: Neighborhood or Spot - 6

Parking Type: Off Street - 1 Parking Quantity: Abundant - 3 Parking Proximity: On Site - 3

Parking Covered: Parking Uncovered:

INSPECTION HISTORY										
Date	Time	Code	Reason	Appraiser	Contact	Code				
08/17/2016	3:00 PM	11	RE	485						
10/01/2012	2:10 PM	15	RE	477						
09/06/2012	2:15 PM	11	RE	475						

BUILDING PERMITS										
Number	Amount	Туре	Issue Date	Status	% Comp					
13-RS6854	0	Roof	09/27/2013	С	100					
09-09325	43,502	Roof	09/28/2009	С	100					
03004	16,900	Exterior Siding	07/05/2001	С	100					

	2019 APPR	AISED VALUE		2018 APPRAISED VALUE								
Cls	Land	Building	Total	Cls	Land	Building	Total					
E	144,000	735,000	879.000	E	144,000	683,060	827,060					
Total	144.000	735.000	879.000	Total	144,000	683,060	827,060					

	MARKET LAND INFORMATION																		
Size	Туре	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	143,987											16	290,000.00	1.00	1.00	1.00	1.00	144,000

Total Market Land Value 144,000

Other Improvement RCN:

Other Improvement Value:

Parcel ID: 087-114-19-0-21-01-003.00-A

SGORIONPROD Expanded Appraisal Card

Quick Ref: R45095

Tax Year: 2019 Run Date: 12/19/2019 10:25:07 AM

G	GENERAL BUILDING INFORMATION							APARTMENT DATA								
Situs: 7011 E CENT	Situs: 7011 E CENTRAL AVE WICHITA, KS 67206							3	4	5	6	7	8			
LBCS Structure Cod	LBCS Structure Code: 3500-Churches, synagogues, temples, mosques, etc						_					_				
Bldg No. & Name:	2	-CONGREGATION No. of Units:	EMANUEL		BR Type:											
Identical Units:		ык турс.														
Total Bldg Area:	18,217	Unit Type:			Baths:											
MS Mult:		MS Zip:														
IMPRO	VEMENT C	OST SUMMARY								FINAL	VALUE	ES				
Building RCN:			1,847,940					Valu	e Meth	od:		C	OST			
Mkt Adj:	10	0 Eco Adj:						Land	d Value	e :		144	1,000			
Building Value:	Building Value: 663,640							Buile	ding V	alue:		735	5,000			

CALCULATED VALUES	S
Cost Land:	144,000
Cost Building:	663,640
Cost Total:	807,640
Ag Use Land:	0
Ag Buildings:	0
Misc. Buildings:	71,360
Manufactured Homes:	0
Income Value:	0
Market Value:	
MRA Value:	
New Construction:	0
Indexed Value:	0

BUILDING COMMENTS

0

SKETCH VECTORS

	COMMERCIAL BUILDING SECTIONS & BASEMENTS														
Sec	Occupancy	MSCI	Rank	Yr Blt I	Eff Yr Levels Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR % Rsn Inc Use Net Area Cls % Com	RCN	% Gd	Value
1	308-Church w/ Sunday School	D	2.00	1961	01 / 01	17,752	792	10	3	3		063	1,799,770	35	629,920
2	308-Church w/ Sunday School	D	2.00	1997	01 / 01	465	19	12	3	3		063	48,170	70	33,720

Final Value:

Prior Value:

879,000

827,060

	COMMERCIAL BUILDING SECTION COMPONENTS										
Sec	Code	Units	Pct	Size	Other	Rank	Year				
1	882-Stud -Brick Veneer		100								
1	611-Package Unit		100								
1	8066-Canopy, Retail Steel Frame	1,748									
2	882-Stud -Brick Veneer		100								
2	611-Package Unit		100								



Quick Ref: R45095

Tax Year: 2019 Run Date: 12/19/2019 10:25:07 AM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 237,850

Eco Adj: 100 Other Improvement Value: 71,360

 AG LAND SUMMARY

 Dry Land Acres:
 0.00

 Irrigated Acres:
 0.00

 Native Grass Acres:
 0.00

 Tame Grass Acres:
 0.00

 Total Ag Acres:
 0.00

 Total Ag Use Value:
 0

 Total Ag Mkt Value:
 0

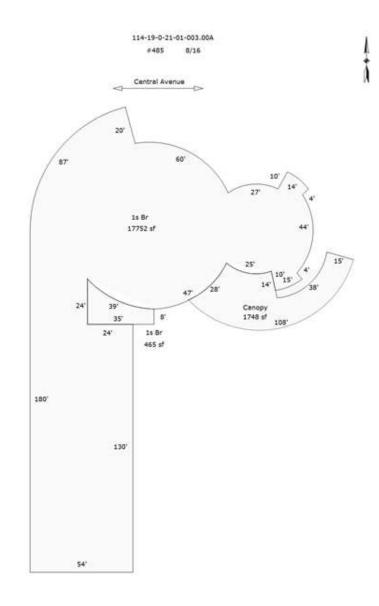
	OTHER BUILDING IMPROVEMENTS																		
No. Occupancy	MSC	CIs R	Rank	Qty	Yr Blt Eff Yr LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR% Rsn	Cls	% Comp	RCN	%Gd	Value
1 163-Site Impro	ements C	; ;	2.00	1	1961	10		8		1	3	3					237,850	30	71,360

1	163-Site Improvements	С	2.00	1	1961		1	0	
	OTHER BUIL	.DING	IMPRO\	/EME	NT COM	IPONENTS			
No.	Code		ι	Jnits	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base		71	.000					

Quick Ref: R45095

Tax Year: 2019 Run Date: 12/19/2019 10:25:07 AM

Plot Plan Sketch



Quick Ref: R45096

Time

3:00 PM

2:05 PM

12:47 PM

2019 APPRAISED VALUE

Building

2.290

2,290

Land

23.700

23,700

Date

08/17/2016

10/01/2012

10/27/2011

Cls

Ε

Total

Tax Year: 2019 Run Date: 12/19/2019 10:42:59 AM

Contact

2018 APPRAISED VALUE

Buildina

2,170

2.170

Land

23,700

23.700

Code

Total

25,870

25.870

OWNER NAME AND MAILING ADDRESS

Parcel ID: 087-114-19-0-21-01-003.00-B

CONGREGATION EMANU-EL

7011 E CENTRAL

WICHITA, KS 67206-1920

PROPERTY SITUS ADDRESS

MANU-EL		Date 08/17/20 10/01/20
6-1920 "Y SITUS ADDRESS	NO IMAGE FIELD HOLD	10/27/20
LASSIFICATION SYSTEM Church / place (Sfx: Religious, social, cultural assi	114190210100300B 10/17/2013	Number

Image Date: 10/28/2013

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Underground - 2

Access: Paved Road - 1, Sidewalk - 6

Secondary Street - 3 Fronting: Neighborhood or Spot - 6 Location:

Off Street - 1 Parking Type: Parking Quantity: Adequate - 2 Parking Proximity: Adjacent - 2

Parking Covered: Parking Uncovered: **BUILDING PERMITS**

Code

11

15

11

Amount Type Issue Date Status % Comp

Cls

Ε

Total

INSPECTION HISTORY

485

477

247

Appraiser

Reason

RE

RE

RE

Total

25.990

25,990

GENERAL PROPERTY INFORMATION

LAND BASED CLASSIFICATION SYSTEM

Developed site - with building

Nonprofit religious

Exempt - E Prop Class: Ε Property Type: C-Commercial & Industrial

Living Units:

Ownership: 6300

Function:

Activity:

Site:

Zonina: SF-5

Multi-Zoning: N Non-Conforming: N

Neighborhood: 861.7 861.7

6610

6600

6000

Economic Adj. Factor:

Map / Routing: / 114190210100300A

School District: 0602 USD 259 Legacy ID: 00167127

Investment Class:

Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

N 230 FT W 132.5 OF TR BEG 20 RDS WNE COR NW 1/4 W 20 RDS, S 40 RDS, E 20 RDS, N TO BEG EXC N 50 FT FOR STSEC 19-27-2E **EXEMPT 5129-0**

								١	//ARKET	LAND INFOR	MATION								
Size	Туре	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	23,728											16	290,000.00	1.00	1.00	1.00	1.00	23,700

Total Market Land Value 23,700



SGORIONPROD Expanded Appraisal Card
Quick Ref: R45096

Tax Year: 2019 Run Date: 12/19/2019 10:42:59 AM

COMMENTS

Other Improvement RCN: 7,640
Eco Adj: 100
Other Improvement Value: 2,290

IMPROVEMENT COST SUMMARY

AG LAND SUMMARY					
Dry Land Acres:	0.00				
Irrigated Acres:	0.00				
Native Grass Acres:	0.00				
Tame Grass Acres:	0.00				
Total Ag Acres:	0.00				
Total Ag Use Value:	0				
Total Ag Mkt Value:	0				

OTHER BUILDING IMPROVEMENTS							
No. Occupancy	MSCIs Rank Qty Yr Bit Eff Yr LBCS	Area Perim Hg	t Dimensions	Stories Phys	Func	Econ OVR% Rsn Cls % C	Comp RCN %Gd Value
1 163-Site Improvements	S 2.00 1 1970	10 8	24 X 14	1 3	3		7,640 30 2,290

	OTHER BUILDIN	IG IMPROVEMEN	NT COM	1PONENTS			
No.	Code	Units	Pct	Size	Other	Rank	Year
1	8112-Storage Bldg, Wood	336					

Property Taxes and Appraisals

7011 E CENTRAL AVE WICHITA

Property Description

Lot 1 EXC N 160 FT E 35 FT TEMPLE ADD.

Owner CONGREGATION EMANUEL

Mailing Address 7011 E CENTRAL WICHITA KS 67206-1920

 Geo Code
 C 32376

 PIN
 00177485

AIN 114190210100300A

Tax Unit6702 001 WICHITA U-259Land Use6610 Church/place of worship

 Market Land Square Feet
 143,987

 2019 Total Acres
 3.31

 2019 Appraisal
 \$879,000

 2019 Assessment
 \$0

Commercial Buildings

Building	Units	Built	Sq. Ft.
2-CONGREGATION EMANUEL		1961	17,752
(Church w/ Sunday School)			
2-CONGREGATION EMANUEL		1997	465
(Church w/ Sunday School)			

More Details View the Property Record Card for full property details

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2019	Exempt	\$144,000	\$735,000	\$879,000	+6%
2018	Exempt	\$144,000	\$683,060	\$827,060	+4%
2017	Exempt	\$144,000	\$648,010	\$792,010	+24%
2016	Exempt	\$144,000	\$492,360	\$636,360	-2%
2015	Exempt	\$144,000	\$506,470	\$650,470	+4%
2014	Exempt	\$144,000	\$481,230	\$625,230	-2%
2013	Exempt	\$144,000	\$492,070	\$636,070	+0%
2012	Exempt	\$144,000	\$489,930	\$633,930	
2011	Exempt	\$144,000	\$489,930	\$633,930	
2010	Exempt	\$144,000	\$489,930	\$633,930	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2019	Exempt	\$0	\$0	\$0	
2018	Exempt	\$0	\$0	\$0	
2017	Exempt	\$0	\$0	\$0	
2016	Exempt	\$0	\$0	\$0	

Year	Class	Land	Improvements	Total	Change
2015	Exempt	\$0	\$0	\$0	
2014	Exempt	\$0	\$0	\$0	
2013	Exempt	\$0	\$0	\$0	
2012	Exempt	\$0	\$0	\$0	
2011	Exempt	\$0	\$0	\$0	
2010		\$0	\$0	\$0	

2019 Tax Year Special Assessments

Project	Description		Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE		\$0.00	\$0.00	\$6.71
		Totals:	\$0.00	\$0.00	\$6.71

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2019	116.788000	\$0.00	\$6.71	\$0.00	\$0.00	\$6.71	\$0.00	\$6.71
2018	117.213000	\$0.00	\$5.58	\$0.00	\$0.00	\$5.58	\$5.58	\$0.00
2017	117.293000	\$0.00	\$5.58	\$0.00	\$0.00	\$5.58	\$5.58	\$0.00
2016	117.201000	\$0.00	\$4.58	\$0.00	\$0.00	\$4.58	\$4.58	\$0.00
2015	119.847000	\$0.00	\$4.58	\$0.00	\$0.00	\$4.58	\$4.58	\$0.00
2014	117.365011	\$0.00	\$5.94	\$0.00	\$0.00	\$5.94	\$5.94	\$0.00
2013	120.600691	\$0.00	\$5.94	\$0.00	\$0.00	\$5.94	\$5.94	\$0.00
2012	120.602427	\$0.00	\$5.46	\$0.03	\$0.00	\$5.49	\$5.49	\$0.00
2011	120.304845	\$0.00	\$5.46	\$0.13	\$0.00	\$5.59	\$5.59	\$0.00
2010	120.059000	\$0.00	\$5.46	\$0.00	\$0.00	\$5.46	\$5.46	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.384000
0518 CITY OF WICHITA	32.721000
0602 USD 259	16.120000
0602 USD 259 SC	7.985000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	9.078000

Property Taxes and Appraisals

N 230 FT W 132.5 OF TR BEG 20 RDS WNE COR NW 1/4 W 20 RDS. S 40 RDS. E RDS. N TO BEG EXC N 50 FT FOR STSEC 19-27-2E EXEMPT 5129-0

Property Description

Legal Description N 230 FT W 132.5 OF TR BEG 20 RDS WNE COR NW 1/4 W 20 RDS. S 40 RDS. E 20 RDS. N TO BEG EXC N 50 FT

FOR STSEC 19-27-2E EXEMPT 5129-0

Owner CONGREGATION EMANU-EL

Mailing Address 7011 E CENTRAL WICHITA KS 67206-1920

Geo Code C 217270025 **PIN** 00167127

AIN 114190210100300B

Tax Unit 6702 001 WICHITA U-259
Land Use 6610 Church/place of worship

Market Land Square Feet 23,728 2019 Total Acres .54 2019 Appraisal \$25,990 2019 Assessment \$0

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2019	Exempt	\$23,700	\$2,290	\$25,990	+0%
2018	Exempt	\$23,700	\$2,170	\$25,870	
2017	Exempt	\$23,700	\$2,170	\$25,870	0%
2016	Exempt	\$23,700	\$2,180	\$25,880	
2015	Exempt	\$23,700	\$2,180	\$25,880	+0%
2014	Exempt	\$23,700	\$2,150	\$25,850	+0%
2013	Exempt	\$23,700	\$2,070	\$25,770	+4%
2012	Exempt	\$23,700	\$1,050	\$24,750	
2011	Exempt	\$23,700	\$1,050	\$24,750	
2010	Exempt	\$23,700	\$1,050	\$24,750	

Assessment Values

Class	Land	Improvements	Total	Change
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	
	\$0	\$0	\$0	
	Exempt Exempt Exempt Exempt Exempt Exempt Exempt Exempt Exempt	Exempt \$0 Exempt \$0	Exempt \$0 \$0 Exempt \$0 \$0	Exempt \$0 \$0 \$0 Exempt \$0 \$0 \$0

2019 Tax Year Special Assessments

Project	Description		Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE		\$0.00	\$0.00	\$6.71
		Totals:	\$0.00	\$0.00	\$6.71

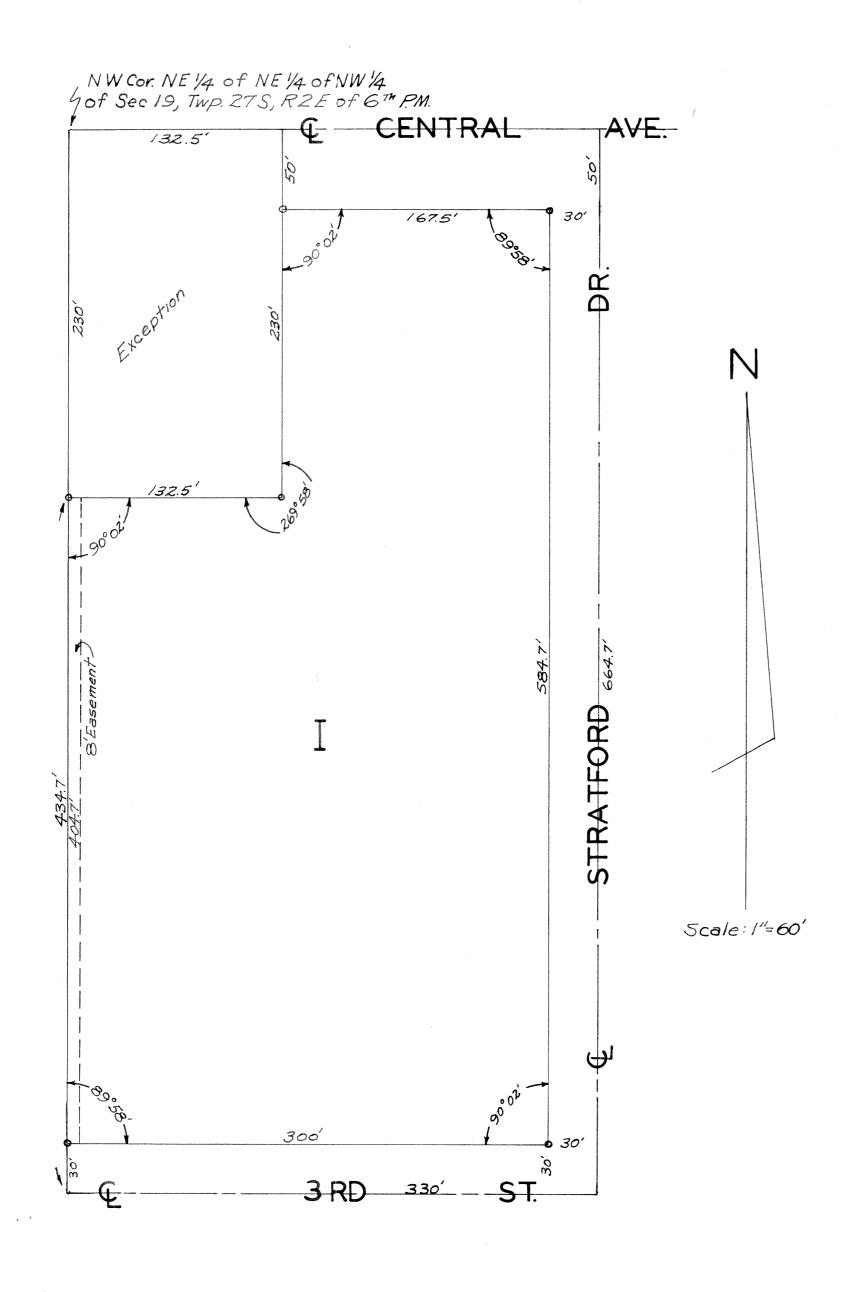
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Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2019	116.788000	\$0.00	\$6.71	\$0.00	\$0.00	\$6.71	\$0.00	\$6.71
2018	117.213000	\$0.00	\$5.58	\$0.00	\$0.00	\$5.58	\$5.58	\$0.00
2017	117.293000	\$0.00	\$5.58	\$0.00	\$0.00	\$5.58	\$5.58	\$0.00
2016	117.201000	\$0.00	\$4.58	\$0.00	\$0.00	\$4.58	\$4.58	\$0.00
2015	119.847000	\$0.00	\$4.58	\$0.00	\$0.00	\$4.58	\$4.58	\$0.00
2014	117.365011	\$0.00	\$5.94	\$0.00	\$0.00	\$5.94	\$5.94	\$0.00
2013	120.600691	\$0.00	\$5.94	\$0.00	\$0.00	\$5.94	\$5.94	\$0.00
2012	120.602427	\$0.00	\$5.46	\$0.03	\$0.00	\$5.49	\$5.49	\$0.00
2011	120.304845	\$0.00	\$5.46	\$0.13	\$0.00	\$5.59	\$5.59	\$0.00
2010	120.059000	\$0.00	\$5.46	\$0.00	\$0.00	\$5.46	\$5.46	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.384000
0518 CITY OF WICHITA	32.721000
0602 USD 259	16.120000
0602 USD 259 SC	7.985000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	9.078000

TEMPLE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Know all men by these presents, that we, the undersigned property owners of the land above set forth in the Civil Engineers Certificate have caused the same to be surveyed and platted into a lot, an Avenue, a Street, and a Drive, the same being known as Temple Addition to Wichita, Sedgwick County, Kansas. The Avenue, Street, and Drive are hereby dedicated to and for the use of the public, and easements, as indicated on the accompanying plat, for the construction and maintenance of public utilities are hereby granted.

CONGREGATION TEMPLE EMANU-EL. Threderick W. Matassain Me President

AHest: Gerald G. Auerban, secretary

State of Kansas } 55
County of Sedgwick } 55

Be it remembered that on this 22nd day of ______, 1957, before me, a Notary Public, in and for said State and County, came Congregation Temple Emanu-EI, an Organization by its President, Dr. Fredrick W. Matassarin, and its Secretary, Gerald Querbach, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the same as their voluntary act and deed and voluntary act and deed of said Organization.

My Commission Expires & elemang 18,1961 Eline & Granold Notary Public

This plat of Temple Addition to Wichita, Sedgwick County, Kansas has been submitted to and considered by the City Planning Commission of the City of Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, with the recommendation that such plat be approved as proposed.

Dated this 18 day of June, 1957
The City Planning Commission of the City of Wichita, Kansas.

Mesley Howere Choirman.
Attest: Ewgrub M. Smith , Secretary

Approved by the Board of City Commissioners this 2 ND day of July, 1957.

Approved by the Board of County Commissioners this 12th day of February, 1958

State of Kansas County of Sedgwick SS

This is to certify that this instrument of writing was filed for record in the Register of Deeds office on the 13th ay of file, 1958 at 1120 clock 12. M. and is duly recorded.

Rufus E. Deering, Register of Deeds.

Morma Riley, Deputy

this 13 H day of & MANY 1958

Entered on transfer Record this 13 th day of the DAVIAN 1958

PROT- Restriction & M 4/3-P427

County, Kansas; into a lot, an Avenue, a Street, and a Drive, the same being accurately set forth in the accompanying plat there of being described as; The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 27 South, Range 2 East of the 6th P.M.; except the North 230 feet of the West 1328 feet there of.

I, Don C. Moehring, a Civil Engineer in said State and County, do here by

certify that I have surveyed and platted Temple Addition to Wichita, Sedgwick

State of Kansas } 55.

DON C. MOEHRING C.E., CONSULTING CIVIL ENGINEER

TUV 3 11 3,00



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

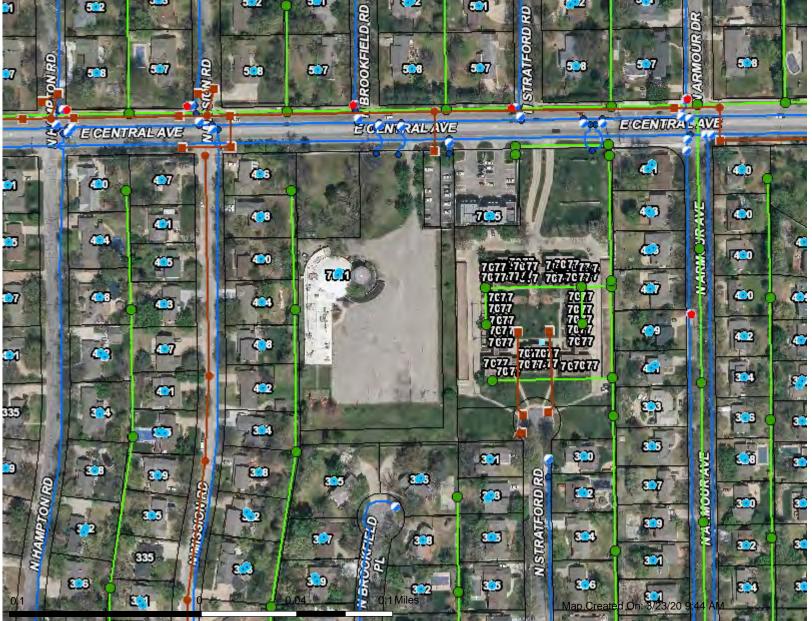
Bill Meek, Register of Deeds
Digitized rendition of original signature



City of Wichita Map Print







Legend

Storm Structures

- Manhole
- Inlet
- Outfall
- Other
- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
 - Open Channel Conduit
- Water Hydrants
- Water Valves
- Water Service Taps
- Backflow Devices
- Water Nodes
- Water Mains
- Sewer Manholes
 - Sewer Mains
 - Parcels
 - Andover Parcels

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

1: 2,400



LEASE AGREEMENT

This Lease Agreement is made this 1st day of December, 2002, by and between Congregation Emanu-El, a non-profit religious institution, hereinafter referred to as "Lessor", and OLC Properties, a general partnership organized and existing under the laws of the State of Kansas, hereinafter referred to as "Lessee".

Lessor is the owner of certain parking spaces, such property being described in Exhibit "A", attached hereto and made a part hereof, said property being located in Wichita, Sedgwick County, Kansas.

Lessee desires to lease the same on the following terms and conditions:

- 1. Lessee shall rent the north ten parking spaces on the eastern edge of the parking lot owned by Lessor, being approximately 2000 square feet.
- 2. The lots shall be used by the Lessee from 7:00 o'clock a.m. to 7:00 o'clock p.m. during daytime business hours, Monday through Friday, for employee parking for tenants of the building located at 7015 East Central. The lot shall not be used on Rosh Hashanah or Yom Kippur. Lessor shall notify the Lessee of the dates said two High Holydays fall for each year of the lease at the execution of the lease or subsequent extension. The lots shall be used by Lessee for parking only and shall be available only for tenant vehicles.
- 3. The Lessee shall build a gate in the current fence at the southwest corner of Lessee's property (in the northeast portion of the Lessor's parking lot). Said gate shall open directly onto the pavement of the parking lot and shall be the only access to the parking lots by Lessee's tenants. Construction of said gate shall be completed within one month of the beginning of this lease. Within one month of the termination of this lease, the Lessee shall remove the gate and repair the fence to its original condition.
- 4. The term of the lease shall begin December 1, 2002, or upon Lessor's acceptance of the insurance policy described in Section 7, whichever is later. The initial term shall continue until November 30, 2005. The monthly lease payments, during this initial term of the Lease shall be Thirty-five and no/100 Dollars (\$35.00) per parking spot per month (\$350.00 per month). The parties have the option to extend this lease for three (3) additional three-year (3) periods. Lease payments shall increase ten percent (10%) for each three-year extension. Lease payments shall be payable on the lst day of each and every month of the term hereof, in advance, to be paid in such manner as Lessor directs from time to time in writing.

5. Written notice must be given of the Lessee's desire to extend the lease six (6) months prior to the end of the initial term of the lease, and six (6) months prior to end of each three-year extension. The Lessor shall accept or decline Lessee's request for extension within two (2) months of said request.

maded Copy to David M. 12/8/05

Complete file to DM 3/21/08

- 6. Lessee accepts the parking spaces in their present condition. Lessor shall be responsible for maintenance of the parking area, including snow removal and cleaning, consistent with the rest of the parking lot.
- 7. Lessee shall maintain personal liability insurance and property damage liability insurance with limits of \$100,000 per person and \$1,000,000 aggregate to be approved by the Lessor. Such policy will name Lessor and Lessee as insureds on said policy. Payment of premiums for the policy shall be the responsibility of Lessee. A certificate of insurance will be provided to Lessor for approval prior to the execution of this lease. Lessee will not cancel nor make any changes to the policy without the prior written approval of the Lessor and shall name Lessor as a Certificate Holder on the insurance policy.
- 8. Lessee agrees to save Lessor harmless from all loss, liability, cost or damages which may occur or be claimed with respect to any person or property on or about the leased premises or to the property itself resulting from any act done or omission by or through the Lessee, its agents, employees, invitees, or any person on the premises by reason of Lessee's use or occupancy or resulting from Lessee's non-use, or possession of said property and any and all costs, liability, legal fees or expense resulting therefrom.
- 9. If during the term of this Lease the leased lots should become untenantable for any reason, then in such event, Lessee shall have the right to terminate this Lease; provided, however, that the damage is to such an extent that the time to repair and restore the premises is reasonably expected to take more than thirty (30) days and Lessee cannot reasonably use the lots during the time required to repair and restore the premises. In the event Lessee so elects to terminate this lease, it shall give written notice of termination to Lessor prior to the commencement of repairs to the premises. If this lease is so terminated, the term shall be deemed to end as of the date of the damage and no rent shall be payable after such date.
- 10. Lessee shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the premises and the use thereof, and will save Lessor harmless from any expense or damage resulting from its failure to do so.
- 11. Lessee shall not have the right to assign or sublease the premises without the prior written consent of Lessor.
- 12. All notices to Lessee shall be given in writing and delivered personally or by mail to:

O.L. Eck OLC Properties 7310 East Kellogg Wichita, KS 67207

13. All notices to Lessor shall be given in writing and delivered personally or by mail to each of the following:

President Congregation Emanu-El 7011 East Central Wichita, KS 67206

- 14. This Lease contains the entire agreement between the parties, and no modification of this Lease shall be binding upon the parties unless signed by the Lessor and Lessee.
 - 15. This Lease shall be binding upon the parties hereto.

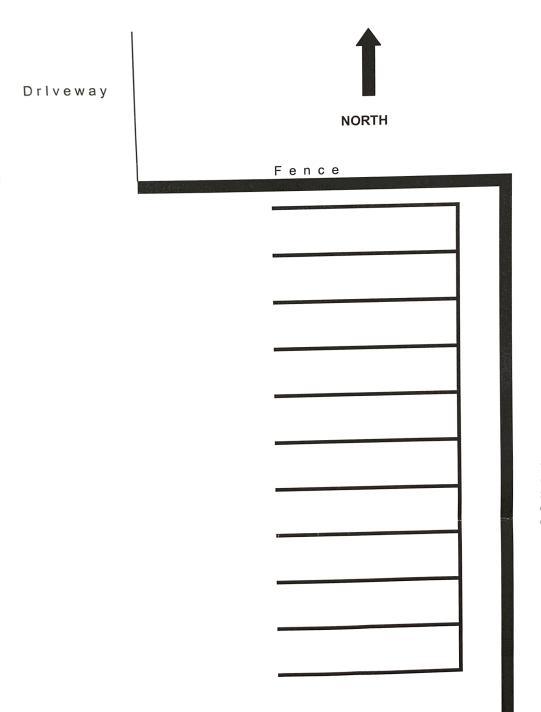
IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement...

CONGREGATION EMANU-EL

By:	Stanley Kaplan
·	Stanley Kaplan,
	President, Congregation Emanu-El
Date:	11/26/02
"Lesso	or"
OLC I	PROPERTIES
By:	O.L. Eck, Partner
Date:	12-3-02

"Lessee"

Exhibit A



e n c e



LETTER OF INTENT

The below form will be used to submit terms of an offer for all potential buyers on the property commonly known as 7011 East Central Avenue, Wichita, Kansas 67206 and as depicted on the attached Exhibit "A". The seller is requesting potential buyers to submit their preferred terms for consideration. If the seller deems a bid acceptable then both parties will work toward a mutually agreed upon Purchase Agreement to be executed. The sale is subject to seller confirmation and the Seller has the right to accept or reject any offers submitted.

Bids will be due to John Rupp of ReeceNichols South Central Kansas on or before Friday, May 15th, 2020 at 2:00 CST. Bids can be submitted by email to <u>johnrupp@reecenicols.com</u>, personal delivery, or mail. John Rupp can be contacted at 316-250-5198.

SELLER:	Wichita Jewish Community Center, Inc.	
BUYER:		
PROPERTY:	7011 E. Central, Wichita, Kansas ("Property")	
LEGAL DESCRIPTION:	Parcel 1: Lot 1, Temple Addition to Wichita, Sedgwick Count TOGETHER WITH the vacated Stratford Drive lyin adjacent to Lot 1, LESS AND EXCEPT The North 1 35 feet thereof, together with that part of vacated Str east of and adjacent to the North 160 feet of Lot 1.	g east of and 60 feet of the East
	Parcel 2: A tract beginning at the Northwest corner of the West Northeast Quarter of the Northea	orthwest Quarter of 6th P.M., hence South 230 feet place of beginning,
PURCHASE PRICE:	The Purchase Price shall be \$in cash at closing.	and to be paid
EARNEST MONEY DEPOSIT:	\$ "Earnest Money" shall be pla Security 1 st Title upon execution of a Purchase Agree	



TITLE COMPANY:	The title company will be Security 1 st Title. See Exhibit "B" attached and made a part hereto for the preliminary title commitment.
POSSESSION:	Possession to be given to Buyer at closing. Current owner/occupant will vacate Property by closing or on a mutually agreed upon date.
CONTINGENCIES:	Yes No If marked Yes, please indicate below what contingencies are included and the requested time for the respective contingency period.
CLOSING:	Please indicate the number of days to closing. days from the Effective Date of the Purchase Agreement OR days after the continency period has expired or been waived
CLOSING COSTS:	Buyer and Seller agree to share equally in closing costs.
PRORATIONS:	All taxes shall be prorated through the date of closing.
ZONING:	SF-5 Single Family – See Exhibit "C" attached hereto and made a part hereof.
FURNITURE, FIXTURES & EQUIPMENT:	All kitchen equipment, including, but not limited to, fixed items such as stoves, refrigerators and all equipment will remain the property of the Seller. The chairs, fixtures and religious related items in the sanctuary will also be removed. Seller to remove the statue from front grass area, the playground equipment and all religious related items including, but not limited to, religious artwork, plaques affixed with donation acknowledgements and memorials, regardless of how said items are attached to the property.
REAL ESTATE TAXES:	General Taxes - Current ownership is tax exempt. Special Taxes - \$13.55 See Exhibit "D" attached hereto and made a part hereof.





AGREEMENT:	<u> </u>	rty is subject to Buyer and Seller nase Agreement on or before Tu	_
AGENCY:	functioning as a transaction Steven are acting as design	es that ReeceNichols South Cent in broker and John Rupp, Terry R nated agents of the Seller. Buyer	Supp and Jake 's broker is
BROKERAGE:	the broker representing a s	reement is fully executed, Seller uccessful buyer a commission of commission to be paid in cash a	f 2% of the
NON-BINDING:		a-binding and has no effect on eit ment has been fully executed by	
SELLER:		BUYER:	
Wichita Jewish Community	Center, Inc.		
By:	ident	By:	Date
		By:	



Date

Exhibit "A"





Exhibit "B"



PRELIMINARY TITLE SEARCH REPORT

Prepared By: Security 1st Title 727 N. Waco, Suite 300 Wichita, KS 67203 Phone: (316) 267-8371 Fax: (316) 267-8115

Contact: Eric Stucky

Email: estucky@security1stks.com

Prepared Exclusively For:

ReeceNichols South Central Kansas

Commercial

1551 N Waterfront Pkwy, Suite 301

Wichita, KS 67206 Phone: 316-260-5900 Fax: 216-260-5931

Contact: John Rupp

Email: johnrupp@reecenichols.com

Report No: 2351339

Report Effective Date: February 6, 2020, at 7:30 a.m.
Property Address: 7011 E. Central Ave., Wichita, KS 67206

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of ReeceNichols South Central Kansas Commercial, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

 Fee Simple interest in the Land described in this Report is owned, at the Report Effective Date, by

The Board of Trustees of Congregation Emanu-El, of Wichita as to Parcel 1

The Board of Trustees of Congregation Emanu-El as to Parcel 2

Note: Vesting information can be downloaded through this link.

The Land referred to in this Report is described as follows:

SEE ATTACHED EXHIBIT A

- If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:
 - The Proposed Insured must notify the Company in writing of the name of any
 party not referred to in this Commitment who will obtain an interest in the Land
 or who will make a loan on the Land. The Company may then make additional
 Requirements or Exceptions.



Security 1st Title

Any questions regarding this report should be directed to: Eric Stucky Phone: 316-267-8371, Email: estucky@security1stks.com

- Pay the agreed amount for the estate or interest to be insured.
- Pay the premiums, fees, and charges for the Policy to the Company.
- Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- Proper resolution must be furnished this company of the governing body of The Congregation Emanu-El authorizing the sale of said property and directing who is authorized to execute the closing documents and deeds, if applicable, to consummate said transaction on behalf of said.
- File a Warranty Deed from The Board of Trustees of Congregation Emanu-El a/k/a The Board of Trustees of Congregation Emanu-El, of Wichita to To Be Determined.
- 7. Recording Fees and Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

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

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

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





Any questions regarding this report should be directed to: Eric Stucky Phone: 316-267-8371, Email: estucky@security1stks.com

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

- 4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 - Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
 - 2. Rights or claims of parties in possession not shown by the Public Records
 - 3. Easements, or claims of easements, not shown by the Public Records
 - Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
 - Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - Taxes, or special assessments, if any, not shown as existing liens by the Public Records
 - The lien of the General Taxes for the year 2020, and thereafter.
 - General taxes and special assessments for the fiscal year 2019 in the amount of \$6.71, + interest and fees, DELINQUENT.

Property ID # C-32376 PIN #00177485 (Parcel 1)





Any questions regarding this report should be directed to: Eric Stucky

Phone: 316-267-8371, Email: estucky@security1stks.com

General taxes and special assessments for the fiscal year 2019 in the amount of \$6.71, + interest and fees, DELINQUENT.

> Property ID # C-21727-0025 PIN #00167127 (Parcel 2)

> > Note: Tax statements can be downloaded through this <u>link</u>.

- The following matters which are shown on or disclosed by the recorded <u>plat</u> referred to in the legal description: easements. (Parcel 1)
- An easement for telephone lines, recorded as <u>Misc. Book L, Page 11</u>.
 In favor of: Wichita Natl, Gas Co.
 Affects: a portion of subject property
- 12. Covenants, conditions, restrictions, easements and assessments contained in/on Misc. Book 413, Page 427, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance.
- An easement for sewer and public utilities, recorded as <u>Misc. Book 556, Page</u>
 600.

In favor of: the City of Wichita Affects: a portion of subject property

Rights of parties in possession under unrecorded leases.

Note: All supporting documents can be downloaded through this link.

Dated: February 6, 2020, at 7:30 a.m.

SECURITY 15T TITLE

By: Som B. Edwar &



Exhibit "C"





Exhibit "D"

Property Taxes and Appraisals 7011 E CENTRAL AVE WICHITA

Property Description

Legal Description LOT 1 EXC N 160 FT E 35 FT TEMPLE ADD.

Owner CONGREGATION EMANUEL

Mailing Address 7011 E CENTRAL WICHITA KS 67206-1920

 Geo Code
 C 32376

 PIN
 00177485

 AIN
 114190210100300A

 Tax Unit
 6702 001 WICHITA U-259

 Land Use
 6610 Church/place of worship

 Market Land Square Feet
 143,987

 2019 Total Acres
 3.31

 2019 Appraisal
 \$879,000

 2019 Assessment
 \$0

Commercial Buildings

Building	Units	Built	Sq. Ft.
2-CONGREGATION EMANUEL		1961	17,752
(Church w/ Sunday School)			
2-CONGREGATION EMANUEL		1997	465
(Church nr/ Synday School)			

More Details View the Property Record Card for full property details

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2019	Exempt	\$144,000	\$735,000	\$879,000	+6%
2018	Exempt	\$144,000	\$683,060	\$827,060	+4%
2017	Exempt	\$144,000	\$648,010	\$792,010	+24%
2016	Exempt	\$144,000	\$492,360	\$636,360	-2%
2015	Exempt	\$144,000	\$506,470	\$650,470	+4%
2014	Exempt	\$144,000	\$481,230	\$625,230	-2%
2013	Exempt	\$144,000	\$492,070	\$636,070	+0%
2012	Exempt	\$144,000	\$489,930	\$633,930	
2011	Exempt	\$144,000	\$489,930	\$633,930	
2010	Exempt	\$144,000	\$489,930	\$633,930	

Assessment Values

Year	Class	Land	Improvements	Total	Chang
2019	Exempt	\$0	\$0	\$0	
2018	Exempt	\$0	\$0	\$0	
2017	Exempt	\$0	\$0	\$0	
2016	Exempt	\$0	\$0	\$0	



12/19/2019		Property Taxes and A	ppraisals Sedgwick County, Kansas		
Year	Class	Land	Improvements	Total	Change
2015	Exempt	\$0	\$0	\$0	
2014	Exempt	\$0	\$0	\$0	
2013	Exempt	SO	\$0	so	
2012	Exempt	\$0	\$0	so	
2011	Exempt	\$0	\$0	so	
2010		\$0	\$0	so	

2019 Tax Year Special Assessments

Project	Description		Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE		\$0.00	\$0.00	\$6.71
		Totals	\$0.00	50.00	\$6.71

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2019	116.788000	\$0.00	\$6.71	\$0.00	\$0.00	\$6.71	\$0.00	\$6.71
2018	117.213000	\$0.00	\$5.58	\$0.00	\$0.00	\$5.58	\$5.58	\$0.00
2017	117.293000	\$0.00	\$5.58	\$0.00	\$0.00	\$5.58	\$5.58	\$0.00
2016	117.201000	\$0.00	\$4.58	\$0.00	\$0.00	\$4.58	\$4.58	\$0.00
2015	119.847000	\$0.00	\$4.58	\$0.00	\$0.00	\$4.58	\$4.58	\$0.00
2014	117.365011	\$0.00	\$5.94	\$0.00	\$0.00	\$5.94	\$5.94	\$0.00
2013	120.600691	\$0.00	\$5.94	\$0.00	\$0.00	\$5.94	\$5.94	\$0.00
2012	120.602427	\$0.00	\$5.46	\$0.03	\$0.00	\$5.49	\$5.49	\$0.00
2011	120.304845	\$0.00	\$5.46	\$0.13	\$0.00	\$5.59	\$5.59	\$0.00
2010	120.059000	\$0.00	\$5.46	\$0.00	\$0.00	\$5.46	\$5.46	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.384000
0518 CITY OF WICHITA	32.721000
0602 USD 259	16.120000
0602 USD 259 SC	7.985000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	9.078000
	Total: 116.788000

