

SEDGWICK COUNTY

W/SC



May 11, 1976

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

Law/Kingdon, P.A.
P. O. Box 1139
Wichita, Kansas 67201

Attention: H. L. Berger

RECEIVED

MAY 12 1976

Engineering


Re: Towne West Square

Gentlemen:

I have your letter to Paul Graves concerning your review of the geometrics with him. Apparently there have been some changes made to the geometrics since we last talked. Would you please furnish me a revised set of the geometrics?

Also, as soon as you have it available, would you please provide me with your revised cost estimates for the projects, including the revised geometrics, together with estimates of right-of-way, based on the right-of-way sheets that I furnished Jim Schaefer and approved by Dick Linn. As soon as we have this information, I think we will be ready to resubmit the project to the Planning Commission for their further consideration, preparatory to placing it on the City Commission agenda.

Sincerely,

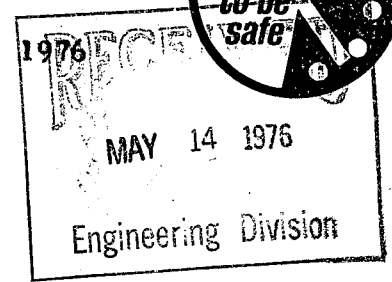

Robert A. Lakin
Director of Planning

RAL:ber

cc: Ray Bruggeman, Director of Administration
✓ Dick Linn, City Engineer
Paul Graves, City Traffic Engineer
James Schaefer, 800 Brown Building 67202

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 13, 1976



TO Paul B. Graves, Traffic Engineer

FROM Robert G. Finch, City Manager (Interim)

SUBJECT West Street - Kellogg -
Maple Traffic

At the meeting of May 11, 1976, the Commission received and filed the joint MAPC - Traffic Commission report on traffic in the vicinity of the proposed Towne West shopping center.

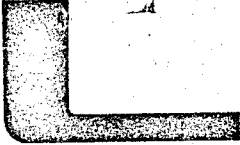
During the discussion the Commission requested that a report be provided which would reflect the anticipated street system in the area along with costs for projected improvements for a period of 10-15 years, with and without Towne West in the area. Kellogg, West, and Maple as well as other streets in the area which should be considered. The Commission indicated that a policy statement regarding cost of improvements necessitated by major developments could result from this study.

This report is requested for the agenda of June 22, 1976.

Robert G. Finch
City Manager (Interim)

RGF/ksw

cc: Ray W. Bruggeman, Director of Public Works
✓ Dick Linn, City Engineer



Law / Kingdon, P.A.

Architects / Engineers / Planners
Construction Managers / Consultants

May 28, 1976

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Dept.
City Hall
455 N. Main Street
Wichita, Kansas 67202

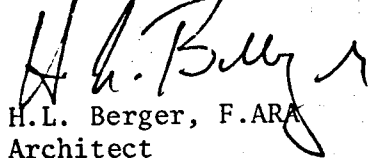
Re: Towne West Square
Wichita, Kansas

Dear Bob:

Pursuant to your request of May 11, 1976, we are now transmitting to you the estimates for the needed right of ways acquisitions as well as the estimates of the off-site street improvement costs.

Very truly yours,

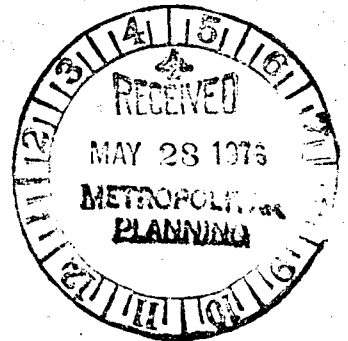
LAW/KINGDON, P.A.


H.L. Berger, F.A.R.A.
Architect

HLB:tc

Enclosure

cc: Mr. Jim Schaefer
Mr. Bob Friesen
Mr. B.J. Kingdon



JESSE W. JOHNSON

REAL ESTATE APPRAISAL SERVICE

2606 COOLIDGE AVENUE TEmple 8-3414

WICHITA, KANSAS 67204

Member American Institute of
Real Estate Appraisers

Senior Member Society of
Residential Appraisers

May 22, 1976

Mr. James R. Schaefer
Holmes, Moller, Schaefer & Compton
800 Brown Building
Wichita, Kansas 67202

Re: Towne West Street Improvements

Dear Mr. Schaefer:

In accordance with your recent request for me to make preliminary estimates of the fair market value of partial takings of land, and remainder damages, if any, for right of way requirements for street purposes surrounding the proposed Towne West Shopping Center, I have viewed the properties and made analyses of matters pertinent to the estimation of the values.

Further, the assignment for these appraisal estimates was not to require an in depth condemnation appraisal of the properties, with before and after value estimates, but rather the closest approximation of fair market value as possible by the method of viewing the properties, obtaining property information from public records, research for market information, relying on much prior experience in the condemnation field, etc.

The purpose of the appraisals is the estimate of a fair market value for property taken, together with damage to remainders, if any. The value estimates in this appraisal are based on the most widely accepted definition of market value, that is, the highest price paid in terms of money which the property will bring if exposed in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

In my opinion, the fair market value estimates of the subject properties, as of May 22, 1976, are the following:



May 22, 1976

Tract	# M-1	\$ 1,873.75
	# M-2	1,095.00
	# M-3	4,398.75
	# M-4	2,138.50
	# M-5	1,350.00
	# M-6	omitted
	# M-7	4,147.00
	# M-8	2,172.50
	# M-9	3,000.00
Tract	# T-1	omitted
	# T-2	4,451.96
	# T-3	1,103.60
	# T-4	9,350.23
Tract	# W-1	1,950.00
	# W-2	1,200.00
	# W-3	6,460.00
	# W-4	omitted
	# W-5	8,588.00
	# W-6	5,576.00
	# W-7	420.00
	# W-8	6,959.00
	# W-9	4,390.00
	# W-10	2,212.50
	# W-11	4,811.03
	# W-12	1,025.00
	# W-13	812.50
	# W-14	2,347.00
	# W-15	<u>1,970.00</u>

TOTAL PROJECT ESTIMATE \$83,617.37

Respectfully submitted,

Jesse W. Johnson
 Jesse W. Johnson
 M. A. I. S. R. P. A.

bdr

TRACT #M-1

(a) Ownership - Mary K. C. McMurray - 4612 West Maple

Legal - W 78' of the S 210' Lot 15, McComas Acres.
78 FF x depth of 210' (Facing Maple Street)
and, N 156' Lot 15, McComas Acres.
156 FF x depth of 302.75' (Facing Anna Ave.)
Key # D-9159 & D-9158 Respectively

Improvements - D-9159 - Evergreen Motel

1-1 story C. B. & Frame Bldg., 1616 s.f. with 8 units
1-1 story Frame Bldg., 694 s.f. with 2 units
1-1 story Frame Bldg., 384 s.f. with 2 units
1-1 story Frame, formerly service station
and old 504 s.f.

Improvements - D-9158 - Trailer Court

2 story frame building, used for storage, pump
and wash house, and 24' x 32'. Also 13 trailer
parking pads.

(b) Ownership - Grace E. Wimp, et al - 4608 West Maple

Legal - Lot 15, except W. 78' of the S. 210'; and, except
N. 156', McComas Acres. 224 FF on Maple Street
by depth of 210'. Key # 9156

Improvements -

1-1 story C. B. Building, 576 s.f.
1-1 story Frame Residence, 4 rms., 1 bath, 650 s.f.,
and attached 1 car garage
1-1 story Frame Residence, 2 rms., 1 bath, 383 s.f.
8 Trailer parking pads.

Land Taken

McMurray Property, Maple Street Frontage - 10' x 78' - 780 s.f.
Wimp Property, Maple Street Frontage - 10' x 224.75' - 2247.5 s.f.

Zoning - Light Commercial Designation

TRACT # M-1 - Continued

Estimate - Land Taken & Damages, if any:

(a)	Mary E. C. McMurray Parcel		
	Land taken, 780 s.f. @ \$0.50	\$390.00	
	Old Brick Planter	<u>25.00</u>	\$ 415.00
(b)	Wimp Parcel		
	Land taken, 2217.5 s.f. @ \$0.50	\$1,123.75	
	Neon Sign*	<u>215.00</u>	<u>1,368.75</u>
	Total Estimate		<u>\$1,783.75</u>

* All sign moving throughout report is to a different position on the subject property, and not to be construed as re-establishing the sign at a different property location.

TRACT #M-2

Ownership - Delbert I. Schulte, ctax - 4600 West Maple

Legal - E. 107' of the S. 223.65' Lot 14, McGomas Acres, except
N. 50' - 107 FF on Maple x depth along Young Street,
173.65'. Key # 9156

Improvements -

One story brick veneer & frame dwelling, 100% basement,
wood shingle roof, hardwood floors, gas F.P., carpeting,
7 rooms, 1 bath & extra lavatory, FA gas furnace, central
A.C. - L.A. 2086 s.f. - Porch 160 s.f. - 1 car attached
garage - 288 sf.

Land Taken - Maple Street Frontage - 20' x 107' - 2140 s.f.

Zoning - Light Commercial Designation

Estimate - Land taken & Damages, if any:

Land taken, 2140 s.f. @\$0.50	\$ 1,070.00
Moving Sign	<u>25.00</u>
Total Estimate	\$ <u>1,095.00</u>

TRACT #M-3

(a) Ownership - Christ the King Church - NE corner Maple & Young

Legal - E. 99' of the W. 197.5' and the W. 98.5' of the S. 184'; both of Lot 7, McComas Acres, being adjacent parcels. Key #D-9128 with Maple St. Frontage 99' x 366' depth; and, Key #D-9130 with Maple St. Frontage 98.5' x 184' on Young St.

Improvement - Parking area, asphalt with striping for car stalls.

(b) Ownership - Starkey Dev. Center - 4430 Maple Street

Legal - E. 98.5' Lot 7, McComas Acres - being 98.5' on Maple Street by depth of 366'. (Key #D-9131)

Improvement

One story dwelling (1924) frame & stucco construction, 100% basement, composition roof, hardwood floors, 1 bath, 5 rooms, gas floor furnace, L.A. 841 s.f., detached 1 car garage.

One story brick storage shed 17' x 22'
one story CB dog kennel 10' x 55'
Conc. slab 20' x 32'
Conc. slab 20' x 32'

Land taken

Church Ownership - 20' x 195.5' - 3,950 s.f.
Starkey Dev. Center - 20' x 98.5' - 1,970 s.f.

Zoning - Light Commercial Designation

Estimate - Land Taken & Damages, if any:

(a) Christ the King Church Parcel			
Land taken, 3950 s.f. @ \$0.50		\$1,975.00	
Striping, 13 spaces @ \$2.20		28.60	
Paving, 17' x 197.5' - 3357.5 @ 42¢		<u>1,410.15</u>	\$3,413.75
(b) Starkey Dev. Center Parcel			
Land taken, 1970 s.f. @ \$0.50			<u>985.00</u>
Total Estimate			<u>\$4,398.75</u>

TRACT #M-4

Ownership - Starkey Development Center - NW corner Maple & Tracy

Legal - Lot 6, McComas Acres, being 305.5' on Maple by
depth along Tracy 630'. Key #D-9127

Improvements - None

Land Taken - Maple Street Frontage - 20' x 305.5' - 6110 s.f.

Zoning - Light Commercial Designation

Estimate - Land Taken & Damages, if any:

Land taken, 6110 s.f. @\$0.35 - \$ 2,138.50

TRACT #M-5

Ownership - Roy Carley - 4342 West Maple

Legal - Beg. 35.5' E of SW corner, SE/4 SE/4, N. 250'; E. 135';
S. 250'; W. to beg. Sec. 23-27S-1W, being 135' on Maple
(Section Line) x depth along Tracy 250'. Key #6111-A.

Improvements -

One story frame dwelling (1923), 50% basement,
wood siding, wood shingle roof, pine floors,
5 rooms & utility area, gas floor furnace, 1 bath,
Living Area 960 s.f.; porch 140 s.f. - no garage.

Frame wash house (1940) 8' x 12'
Tool Shed (1950) conc. 10' x 10'
Machine Shed (1923) Frame 28' x 40'
Barn (1900+) Frame 18' x 32'
Fruit Stand (1950) Frame 12' x 24'

Land Taken - Maple Street Frontage - 20' x 135' - 2700 s.f.

Zoning - Offices Designation

Estimate - Land Taken & Damages, if any:

Land taken, 2700 s.f. @\$0.50 - \$ 1,350.00

TRACT #M-7

Ownership - Sportcraft, Inc. - 3923 & 3939 W. Maple

Legal - Lots 7, 8, 9, 10, 11 & 12, Block 4, Quincy Addition,
being 140' on W. Maple by depth along West St. of 140'.
Lots 7 & 8 are under Key #D-8814 & 8815, plus Lot 6
that is included in Tract #M-8 immediately eastward.
Lots 9 through 12 are under Key #D-8816.

Improvements -

On Key #8816 - 1 story brick building, 72' x 100', or 7200 s. f.
Solid 13' brick wall - no basement - built-up roof -
conc. floor - plaster wall & celatex ceiling - 4 rooms,
2 restrooms, each with lavatory & water closet, unit
heaters and wall furnace - about 4200 s. f. of asphalt paving.

Land taken

Maple Street Frontage 10' x 140' - 1400 s. f.
2.5' x 20' - 50 s. f.
1450 s. f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land taken, 1450 s. f. @\$2.61	\$ 3,784.50
Asphalt paving, 1450 s. f. @\$0.25	<u>362.50</u>
Total Estimate	\$ <u>4,147.00</u>

TRACT #M-8

Ownership - Sportscraft, Inc. 3915 West Maple

Legal - Lots 1, 2, 3, 4, 5 and 6, Block 4, Quincy Addition,
being 150' on W. Maple by depth along Illinois Avenue
of 185'. Lots 1 through 5 Key #D-8813 and
Lot 6 is part of Key #D-8814 & 8815.

Improvements -

One story concrete block building (1940 & 1960)
non-basement, composition built-up roof, concrete floor,
FA gas & 2 unit heaters, 2 lavatories & 2 water closets.
Main section 2791 s.f. & addition 400 s.f.

Land Taken - Maple Street Frontage - 10' x 150' - 1500 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land Taken, 1500 s.f. @\$1.00	\$ 1,500.00
Schlitz & "Go-Go" Sign	335.00
Asphalt Paving, 1350 s.f. @\$0.25	<u>337.50</u>
Total Estimate	\$ <u>2,172.50</u>

TRACT #M-9

Ownership - Lee E. Jackson - 3825 West Maple

Legal - Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 3, Quincy Addition.
Being 200 FF on West Maple by depth along Illinois Avenue
135' (SW/C of intersection)

Improvements - None

Land Taken - Maple Street frontage - 20' x 200'

Zoning - Light Commercial Regulations

Estimate - Land Taken & Damages, if any:

Land Taken, 4000 s.f. @\$0.75 \$3,000.00

TRACT #1-2

(a) Ownership - William E. Bales - NE/C Kellogg Dr. & Tracy

Legal - Part of Lot 1, Bales Addn., beg. at SW/C,
E. on South line 460', N 153', E. 20', North
to North line of Lot, West to NW Corner to
beg. D-28372-1 Plat shows 460' on Kellogg by
depth 178.34' on Tracy

Improvement -

One story building containg 7570 s.f., built in 1967.

Land Taken

21' x 20' - 420 s.f.
12' x 158.34' - 1700 s.f. 2320 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land Taken, 2320 s.f. @\$1.50	\$3,480.00	
Striping, 17 parking spaces @\$2.20	37.40	
Moving 17 parking bumpers	<u>25.00</u>	\$ 3,542.40

(b) Ownership - D. E. Sanders, et al - 4200 West Kellogg - rear.

Legal - Lot 1, G. M. C. Addition. D-13592-1
Front on Tracy. 408.5' x depth of 439.55'.

Improvement - K-Mart Store Building

Land Taken - Average 6' x 143.66' - 861.96 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land taken, 861.96 s.f. @\$1.00	\$ 861.96	
Striping, 13 spaces at \$2.20	28.60	
Moving 13 parking bumpers	<u>19.00</u>	<u>909.56</u>

Total Estimate

\$ 4,451.96

TRACT # T-3

Ownership - H. Russell Bomhoff - 607 South Tracy

Legal - Lot 3, Westwind Addition - 87.9' x 287.5' D-28185

Improvements -

One story C.B. Building (1965) containing	5529 s. f.
Addition to above, 1 story brick (1970) containing	764 s. f.
One story C.B. Building (1968) containing	2592 s. f.
Addition to next above (1972) containing	6600 s. f.

Land Taken

Tracy Street Frontage	
16' x 53.9' - 862.4 s. f.	
34' x 4.3' - 146.2 s. f.	1008.6 s. f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages if any:

Land taken, 1008.6 sf @\$1.00	\$1,008.60
Paving taken	<u>100.00</u>
Total Estimate	<u>\$1,108.60</u>

TRACT #1-4

Ownership - Westport Theatres, Inc. - 4200 Block Taft

Legal - N. 614.1' S. 630.6' W. 913' NE/4 NE/4 Exc. W-35' for Street,
Sec. 26-27S-1W. D-6122-45V-4. 614.1' x 630.6'.

Improvements -

One story brick, 1952, 2376 s.f.
Storage Shed - frame 12' x 20' - 240 s.f.
Screen - Masonite & Steel Frame
Ticket Booth - Brick and frame - 82 s.f.
Paving & Grading 250,000 s.f. (resurfaced 1959)
Fence - Wood stockade 7' high - 2400 L/F

Land Taken - Land along Taft - 23.5' x 601' - 14,123.5 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land Taken, 14,123.5 s.f. @\$0.35	\$ 4,943.23
Moving wood fence, 601' @\$7.00	4,207.00
Moving 4 electric lane exit lights	<u>200.00</u>
Total Estimate	<u>\$ 9,350.23</u>

TRACT # W-1

Ownership - Roy Schoeb - 237 South West Street

Legal - Lot 3, Block 1, Westborough 2nd Addition - 60' x 134'
(Key #D-9775)

Improvements -

One story stucco frame and concrete block commercial building, non-basement, built-up roof, floors wood & tile, finish plaster board, forced air gas furnace - 3142 s.f.
(Surplus Store)

Land Taken

West Street Frontage - 12' x 60' - 900 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken and Damages, if any:

Land taken, 900 s.f. @\$1.75	\$ 1,575.00
Champs Sign, moving	225.00
Asphalt paving, 600 s.f. @\$0.25	<u>150.00</u>
Total Estimate	\$ <u><u>1,950.00</u></u>

TRACT #W-2

Ownership - Roy Schroeb - immediately south of W-1

Legal - Lot 2, Block 1, Westborough 2nd Addition.
60' x 134.87'. (Key # D-9774)

Improvements - None

Land Taken - West Street Frontage, 20' x 60' - 1200 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land Taken, 1200 s.f. @\$1.00 \$1,200.00

TRACT #W-3

Ownership - Roy Schoeb - NW/C West & Maple Streets

Legal - Lot 1, Block 1, Westborough 2nd Addition
(Key # D-9773) Irregular shape

Improvements - Currently being developed, fast food facility.

Land Taken

West Street Frontage,	10' x 150' - 1,500 s.f.
Corner Taking,	40' x 40' + 2 - 800 s.f.
Maple Taking,	10' x 110' - <u>1,100 s.f.</u>

Total 3,400 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

Land Taken, 3,400 s.f. @\$1.90 (Avg.) \$6,460.00

TRACT #W-5

Ownership - School Property - School Structure & Vacant Land Southward

Improvements -

North portion with 330.29 F. F. x depth along Taft Street
of 365.88', improved with school facility.

South portion, adjacent with 218 F. F. by inside depth
of 630', has strip across front improved with crushed
rock and steel posts for parking.

Land Taken - 10' x 548.29' - 5,482.9 s.f.

Estimate - Land Taken & Damages, if any:

West Street Frontage, 5482 s.f. @\$1.50	\$8,223.00
Crushed Rock Parking, 2000 s.f. @\$0.12	240.00
Move 40 steel posts	40.00
Moving Sign	85.00
	<hr/>
Total Estimate	<u>\$8,588.00</u>

TRACT #W-6

Ownership - Motor Machine & Supply - 583 South West Street

Legal - Beg. SE/4 NE/4 SE/4 NE/4, thence N. 122';
W. 330'; S. 122'; E. 330' to beg. Sec. 26-27S-1W
and strip adjoining on the South 30' x 102', being
Key #D-6122-40V - 122' x 330' and 30' x 102'.

Improvements -

One story concrete block and brick building,
one part 40' x 60' - 2400 s.f., and other
40' x 80' - 3200 s.f. Blacktop parking

Land Taken - 10' x 152' - 1520 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage - 1520 s.f. @\$2.50	\$3,800.00
Move Donrey Sign	675.00
Move Motor Machine & Supply Sign	435.00
Move General Truck Service Sign	210.00
Asphalt Paving, 1520 s.f. @\$0.30	456.00

Total Estimate \$5,576.00

TRACT #W-7

Ownership - C. J. Lubbers, etux - 603-5-15 South West Street

Legal - C. J. Lubbers Addition (Lot 1) (D-29534), plus
small piece at front property line in street, 6' x 28'.

Improvements -

One story frame and concrete block building (1951)
1739 s.f. and one story metal building (1972) -
6300 s.f., paving asphalt 13000 s.f.
(Lubbers Auto Supply) - 1 story frame dwelling at
rear - 1422 s.f.

Land Taken - 6' x 28' - 168 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street frontage - 168 s.f. @\$2.50 - \$420.00

TRACT #W-8

Ownership - D. E. Sauder, et al - 4012 West 54

Legal - Beg. 34.65' N. SE/C NE/4, W. 284'; N. 115.5';
E. 284'; S. to beg. SE/4 26-27-1W, except
C.C.A. 67701 - D-6122-40Y-1

Improvements - Used Car Office

Land Taken -

10' x 48' - 480 s.f.
25' x 25' - 1375 s.f.

Total 1855 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage & Corner, 1855 s.f. @\$3.00	\$5,565.00
Move 8 light standards	520.00
Move Dave Johnson Sign	410.00
Asphalt Paving, 1855 s.f. @\$0.25	<u>464.00</u>
Total Estimate	<u>\$6,959.00</u>

TRACT #W-9

Ownership - F. N. Booker - 550 South West Street

Legal - Lots 6 and 7, Block 1, Eureka Gardens - 150' x 150'
Key # D-6683 & D-6684

Improvements -

One story frame dwelling, 4 rooms, 1 bath,
gas floor furnace, 1008 s.f.; and,
One story metal building, 2016 s.f., paving 9200 s.f.

Land Taken - 10' x 150' - 1500 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage - 1500 s.f. @\$2.50	\$3,750.00
Asphalt Paving, 1500 s.f. @\$0.25	375.00
Move "Dreamer" Sign	<u>165.00</u>
Total Estimate	<u><u>\$4,290.00</u></u>

TRACT #W-10

Ownership - James W. Thompson - 604-16-22 South West Street

Legal - Lot 8, Block 1, Eureka Gardens - 75' x 150'
Key # D-6685

Improvements -

One story brick and concrete block building (1960+)
Unit Heaters - 8 plumbing fixtures - 3 rooms - 2800 s.f.
Paving Asphalt 4900 s.f.

Land Taken - 10' x 75' - 750 s.f.

Zoning - Light industrial regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage - 750 s.f. @\$2.50	\$1,875.00
Move Auto Parts Sign	150.00
Asphalt Paving, 750 s.f. @\$0.25	<u>187.50</u>
Total Estimate	<u>\$2,212.50</u>

TRACT # W-11

Ownership - James W. Thompson - 630-34 South West Street

Legal - Lots 9 and 10, Block 1, Eureka Gardens - 159.13' x 150'
D-6686 & D-6687

Improvements - One story commercial building, Metal, 4689 s.f. (1963)

Land Taken - 10' x 159.13' - 1591.3 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage, 1591.3 s.f. @ \$2.50	\$3,978.25
Asphalt Paving, 1591.3 s.f. @ \$0.25	397.83
Move Brooder House West Sign	<u>435.00</u>
Total Estimate	<u>\$4,811.08</u>

TRACT #W-12

Ownership - C. W. Klein, et al - 666 South West Street

Legal - Lot 1 and the W. 10' Lot 2, and E. 5' of W. 15'
N. 136.53' Lot 2, Parkway Addition. D-13086 & D-13087-1A
Irregular shaped land, approx. 19,089 s.f.

Improvements - Phillips "66" Service Station Building, 28' x 54'

Land Taken - 20' x 20' ÷ 2 - 200 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Corner of Kellogg - 200 s.f. @\$3.00	\$ 600.00
Asphalt Paving, 200 s.f. @\$0.25	50.00
Move Scotties Muffler Sign	245.00
Move Flood Light	<u>130.00</u>
Total Estimate	<u>\$1025.00</u>

TRACT #W-13

Ownership - Berry Properties - 922 South West Street

Legal - Lot 1, Los Coyas Addition, except Part for Hy CCA-48914
65' x 190' avg. (D-8312)

Improvements - None

Land Taken - 10' x 65'

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage - 650 s.f. @\$1.25 \$812.50

TRACT #W-14

Ownership - Berry Properties - 930 South West Street

Legal - Lot 2, Los Coyas Addition - D-8313 - 150' x 340'

Improvements - Industrial complex of buildings

Land Taken - 10' x 150'

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage, 1500 s.f. @\$1.25	\$1,875.00
Asphalt Paving, 1500 s.f. @\$0.30	450.00
Stall striping, 10 stalls @\$2.20	<u>22.00</u>
Total Estimate	<u>\$2,347.00</u>

TRACT # W-15

Ownership - Ed Dunn & Sons, Sign Co., Inc. - 933 South West Street

Legal - Beg. 13.5 rods South NE/Corner SE/4, S. 88'; W. 30 rods, N. 88', and E. 30 rods to beginning, Section 26, Twp. 27, 1 West. D-18466-17H, being 88' of frontage on South West Street by depth along the south side of Irving Street 465'.

Improvements -

Old one story brick veneer dwelling at front of land, 5 rooms, 1 bath, forced air gas furnace, with living area of 1057 s.f.

One story metal structure, almost new, containing approximately 9360 s.f.

Land Taken - 10' x 88' - 880 s.f.

Zoning - Light Industrial Regulations

Estimate - Land Taken & Damages, if any:

West Street Frontage, 880 s.f. @\$1.25	\$1,100.00
Moving Sign	<u>870.00</u>
Total Estimate	<u>\$1,970.00</u>

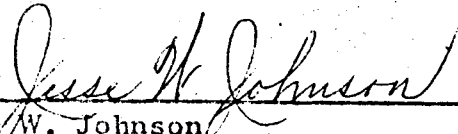
APPRAISER'S CERTIFICATION

I hereby certify that I have no interest, present or contemplated, in the property covered by this appraisal. That neither the employment to make the appraisal nor the compensation is contingent on the amount of the valuation reported.

That I, personally, inspected the property.

And, finally, that according to the best of my knowledge and belief, all statements and information in the report are true and correct and no important facts have been withheld or overlooked.

This certificate executed as of the date of this appraisal.



Jesse W. Johnson
M.A.I. S.R.P.A.

bdr

CONTINGENT AND LIMITING CONDITIONS:

The final estimate of value developed in this report is based upon the following assumptions:

That the legal description furnished the appraiser is correct.

That the title is marketable, and as though the property were free of indebtedness.

That the information furnished by others is reliable, but no responsibility for its accuracy is assumed.

That the area or boundary measurements and location of improvements are dependent on an actual land survey for their determination, no survey having been furnished.

Possession of this report does not give the holder the right of publication in whole or in part without the prior written consent of the appraiser who developed it.

The appraiser is not required to give testimony or attendance in court by reason of this appraisal, with reference to the subject property, unless arrangements have been made therefore.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the American Institute of Real Estate Appraisers, or the M.A.I. designation.

The distribution of the total valuation in this report between land and improvements applied only under the existing program of utilization. The separate valuation for land or improvements must not be used in conjunction with any other appraisal and may be invalid if so used.

QUALIFICATIONS OF JESSE W. JOHNSON:

Formerly Associated with:

The Monarch Investment Company, Wichita, Kansas.

February 1928 to April, 1961

Loan Officer and Appraiser - 25 years

Present Employment (Self)

Real Estate Appraisal Service

Wichita, Kansas

Early Experience in Real Estate:

Managing the acquisition, reconditioning and resale of real estate serviced for the following life insurance companies:

Connecticut General Life Insurance Company

Hartford, Connecticut

Equitable Life Assurance Society of the U.S.

New York, New York

Appraising for mortgage financing of real estate on acceptable types of real estate for:

Connecticut General Life Insurance Company

Northwestern National Life Insurance Company

Farmers & Bankers Life Insurance Company

Columbian National Life Insurance Company

Fidelity Mutual Life Insurance Company

Jefferson Standard Life Insurance Company

Appraisal Assignments for:

Probate Court and District Courts, Sedgwick County, Kansas

Wichita City Park Board

Board of Sedgwick County Commissioners

Kansas State Highway Department

Veteran's Administration

Union National Bank in Wichita

First National Bank in Wichita

Fourth National Bank & Trust Company of Wichita

Federal National Mortgage Association

Kroger and Safeway Company's

Continental Oil Company

New Amsterdam Casualty Company

Southwest Federal Savings and Loan Association

Wichita Federal Savings and Loan Association

Mid-Kansas Federal Savings and Loan Association

Urban Renewal

Attorneys, Doctors, and other individuals and corporations

Professional Affiliations:

Member - American Institute of Real Estate Appraisers

Member - Society of Residential Appraisers

Member - American Right of Way Association

Appraisal Lecturing:

Extension Division, University of Kansas

Real Estate School, University of Wichita

ESTIMATE OF OFF-SITE STREET IMPROVEMENTS

TOWNE WEST SQUARE
WICHITA, KANSAS

APRIL 16, 1976

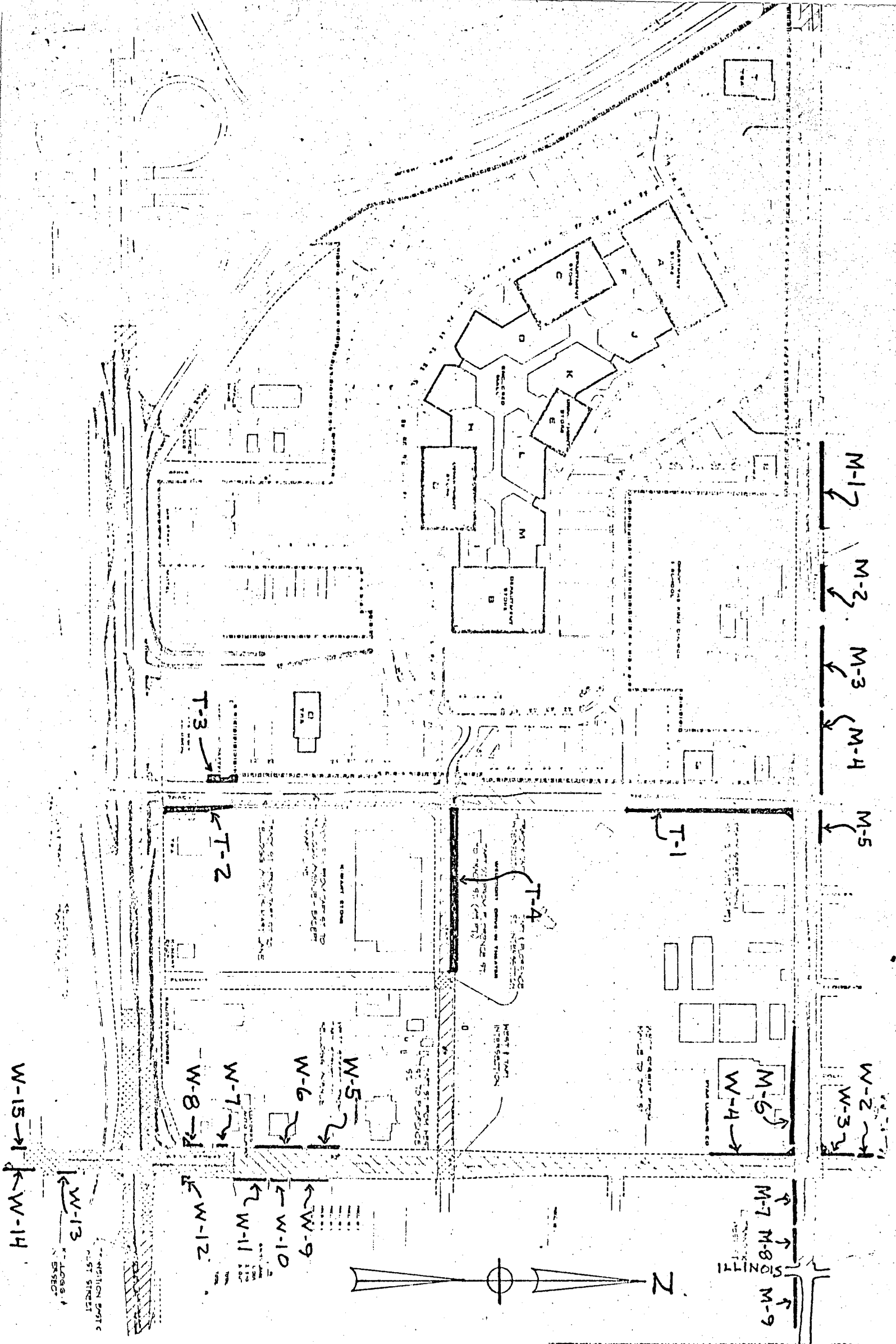
<u>Items</u>	<u>Off-Site Improvements</u>
<u>Kellogg Avenue (Highway 54):</u>	
Transition east of West Street	\$ 59,654
Kellogg & West Intersection	315,703
Kellogg - West to Tracy Street	203,843
Kellogg & Tracy Intersection	87,681
Kellogg - from Tracy to I-235	425,602
Subtotal	\$1,092,483
<hr/>	
<u>Maple Street:</u>	
Transition east of West Street	\$ 31,972
Maple & West Street Intersection	79,056
Maple - from West Street to Tracy Street	110,912
Maple & Tracy Intersection	52,724
Maple - from Tracy Street to I-235	296,162
Subtotal	\$ 570,826
<hr/>	
<u>West Street:</u>	
Transition north of Maple Street	\$ 26,962
West Street - from Maple to Taft Street	120,012
West & Taft Intersection	3,555
West Street - from Taft Street to Kellogg Avenue	135,657
Transition south of Kellogg Avenue	14,948
Subtotal	\$ 301,134
<hr/>	
<u>Tracy Street:</u>	
Tracy Street from Maple to Taft Street (67 ft.)	\$ 160,628
Note: Tracy Street from Maple to Taft Street - 40 ft. wide: \$89,241	
Tracy & Taft Street Intersection	55,027
Tracy Street - from Taft Street to Kellogg Avenue	124,887
Subtotal	\$ 340,542
<hr/>	
<u>Taft Street:</u>	
Taft Street - from West Street to Florence Street	\$ 41,288
Taft & Florence Street Intersection	2,283
Taft Street - from Florence Street to Tracy Street (49 ft.)	61,788
Note: Taft Street - from Florence Street to Tracy Street - 40 ft. wide: \$54,287	
Subtotal	\$ 105,359
<hr/>	
GRAND TOTAL	\$2,410,344

L-K 5-28-76

- * - 1/2 intersection & signal
- ** - including signal
- *** - 1/2 intersection & signal

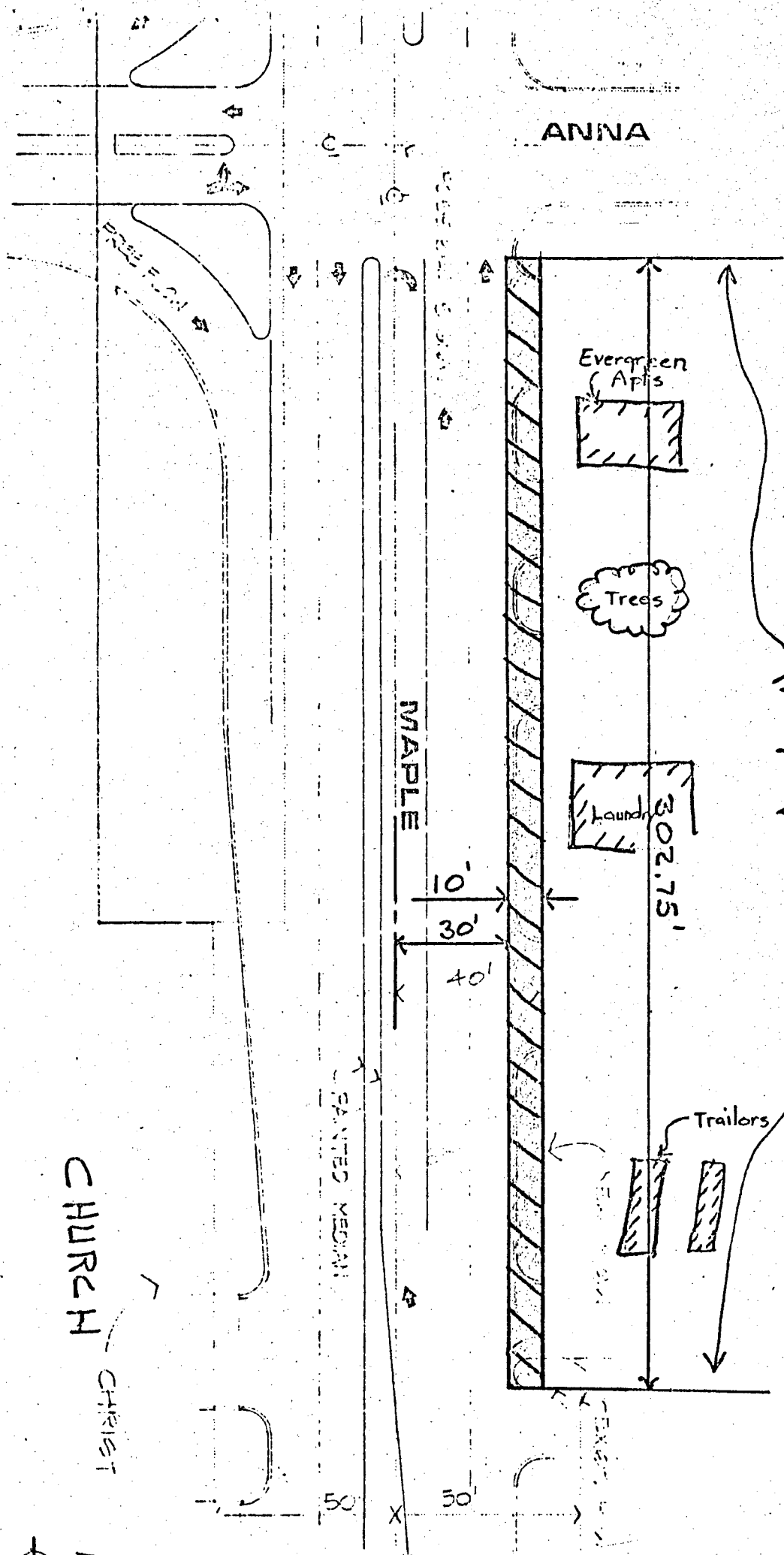
Towne West	City	"Others"	Total
\$	\$	\$	\$
		-0-	59,654
		-0-	315,703
		-0-	-0-
		-0-	47,681
		-0-	-0-
		-0-	1,092,483
<hr/>			
\$ 31,972	\$ -0-	\$ -0-	\$ 31,972
9,528	69,528*	-0-	79,056
110,912	-0-	-0-	110,912
-0-	52,724**	-0-	52,724
296,162	-0-	-0-	296,162
448,574	122,252	-0-	570,826
<hr/>			
\$ 13,481	\$ 13,481	\$ -0-	\$ 26,962
60,006	60,006	-0-	120,012
778	2,777***	-0-	3,555
67,828	67,829	-0-	135,651
7,474	7,474	-0-	14,948
149,567	151,567	-0-	301,134
<hr/>			
\$ 116,008	\$ -0-	\$ 44,620	\$ 160,628
40,000	15,027	-0-	55,027
124,887	-0-	-0-	124,887
280,895	15,027	44,620	340,542
<hr/>			
\$ 41,288	\$ -0-	\$ -0-	\$ 41,288
2,283	-0-	-0-	2,283
7,501	-0-	54,287	61,788
51,072	-0-	54,287	105,359
<hr/>			
\$	\$	\$ 98,907	\$2,410,344

L-K-5-28-76



TOWNE WEST
Right of Way Map

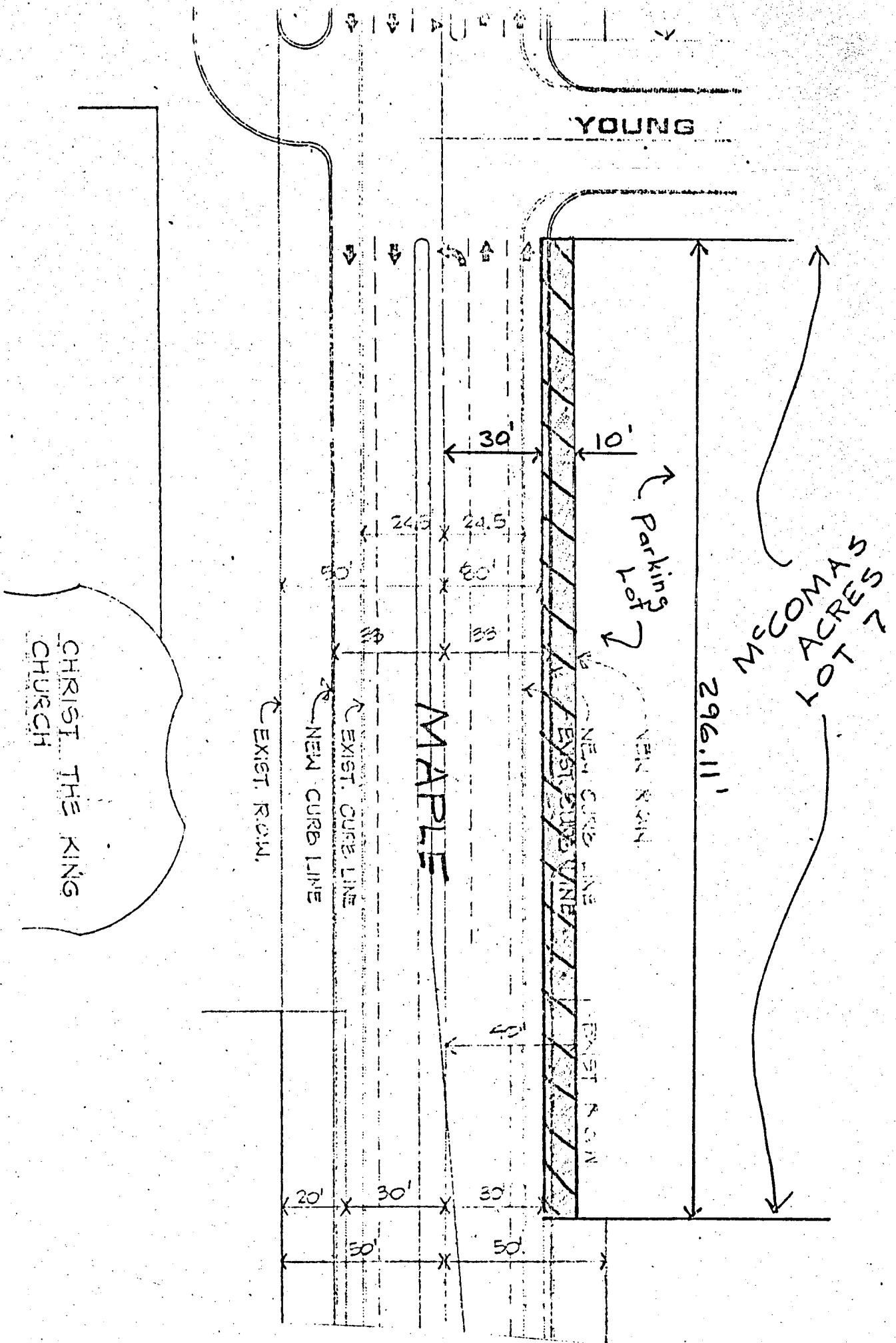
SHEET _____ OF _____
TRACT NO. _____



McCOMAS S 15
ACRES LOT

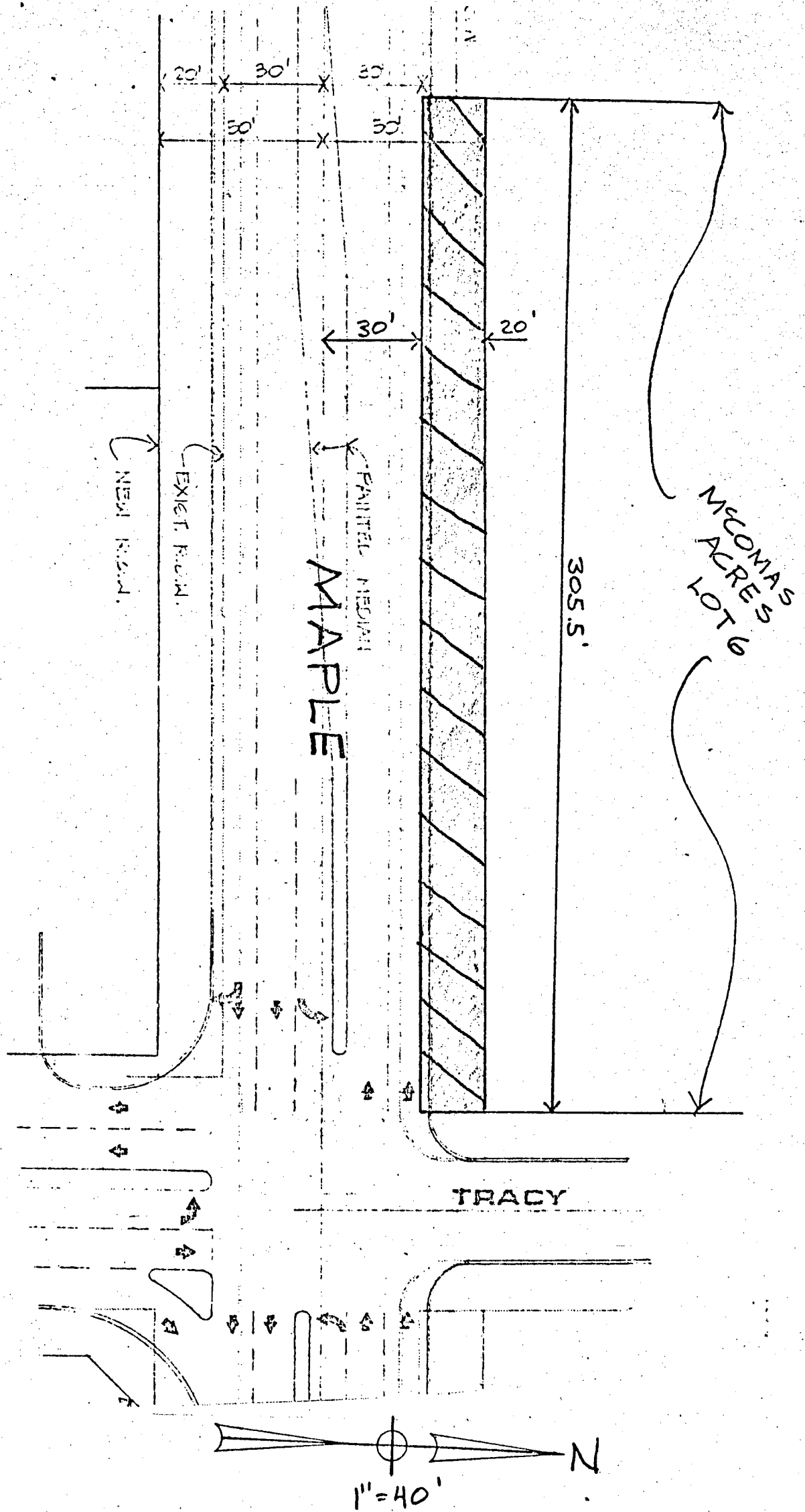
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. M-1



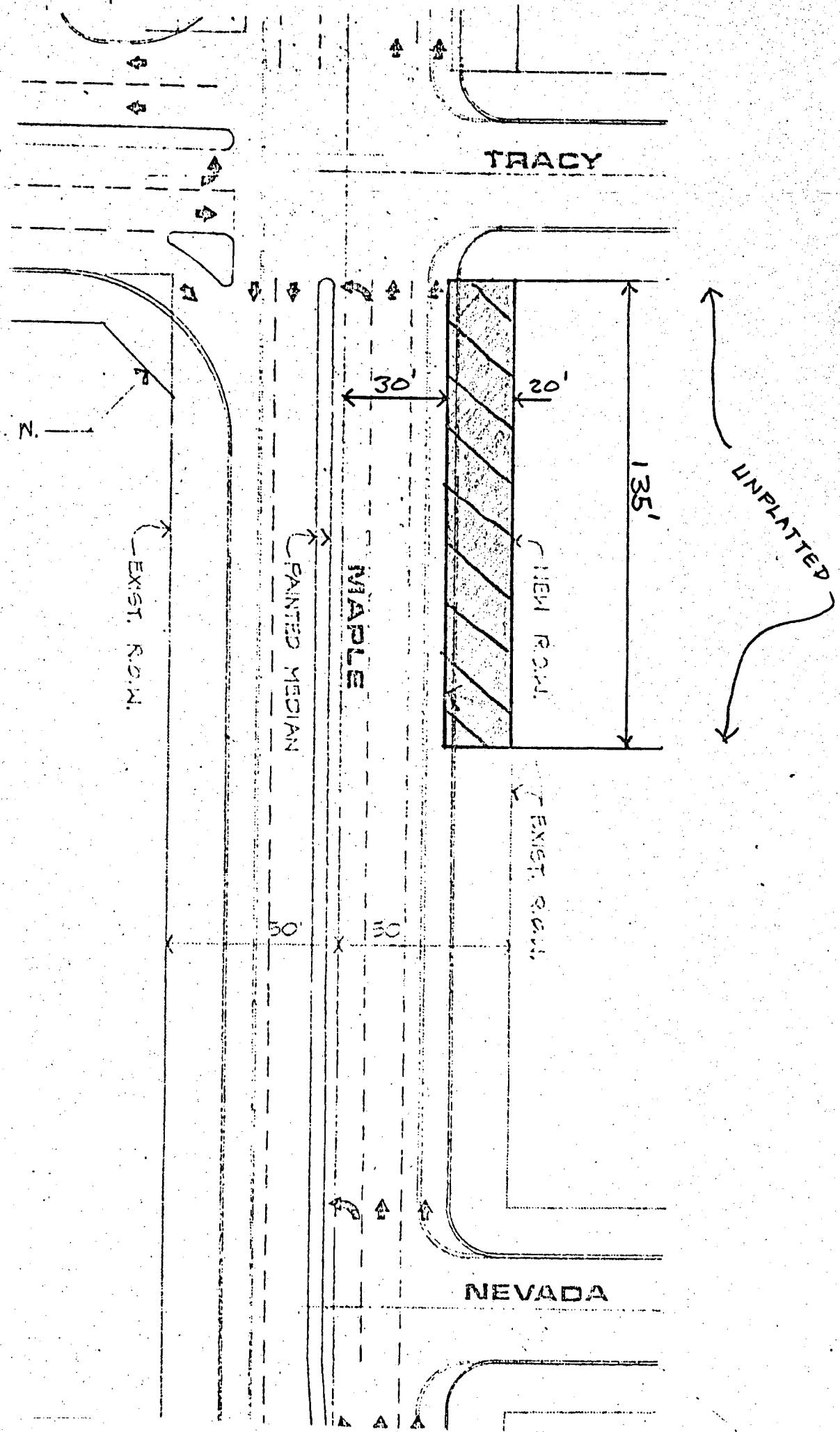
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. M-3



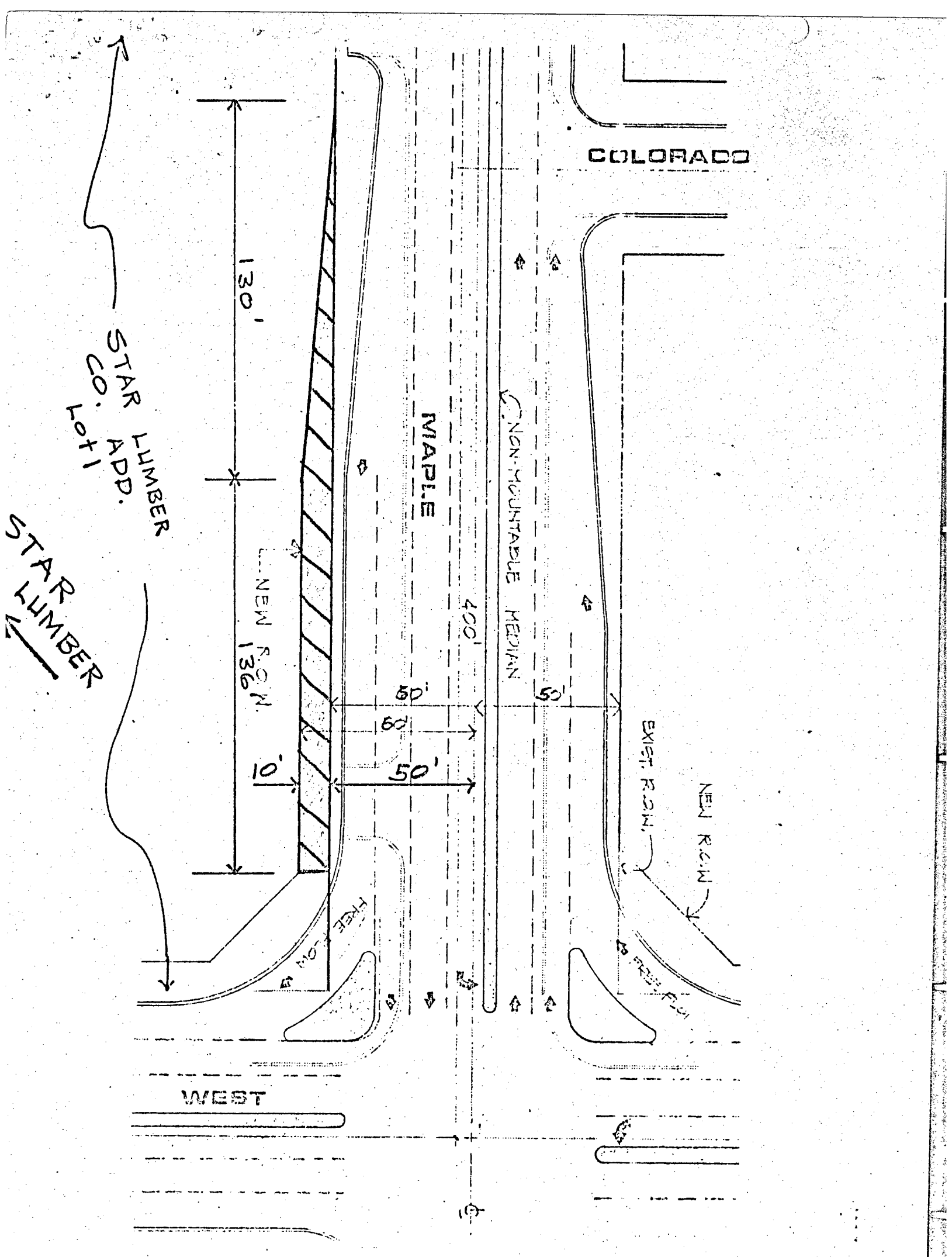
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. M-4



TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. M-5



COLORADO

MAPLE

WEST

NON-MOUNTABLE MEDIAN

EXIST. R.O.W.

NEW R.O.W.

FREE FLOW

NEW R.O.W. 130'

130'

400'

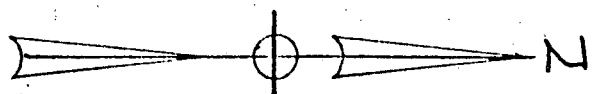
50'

50'

50'

10'

FREE FLOW



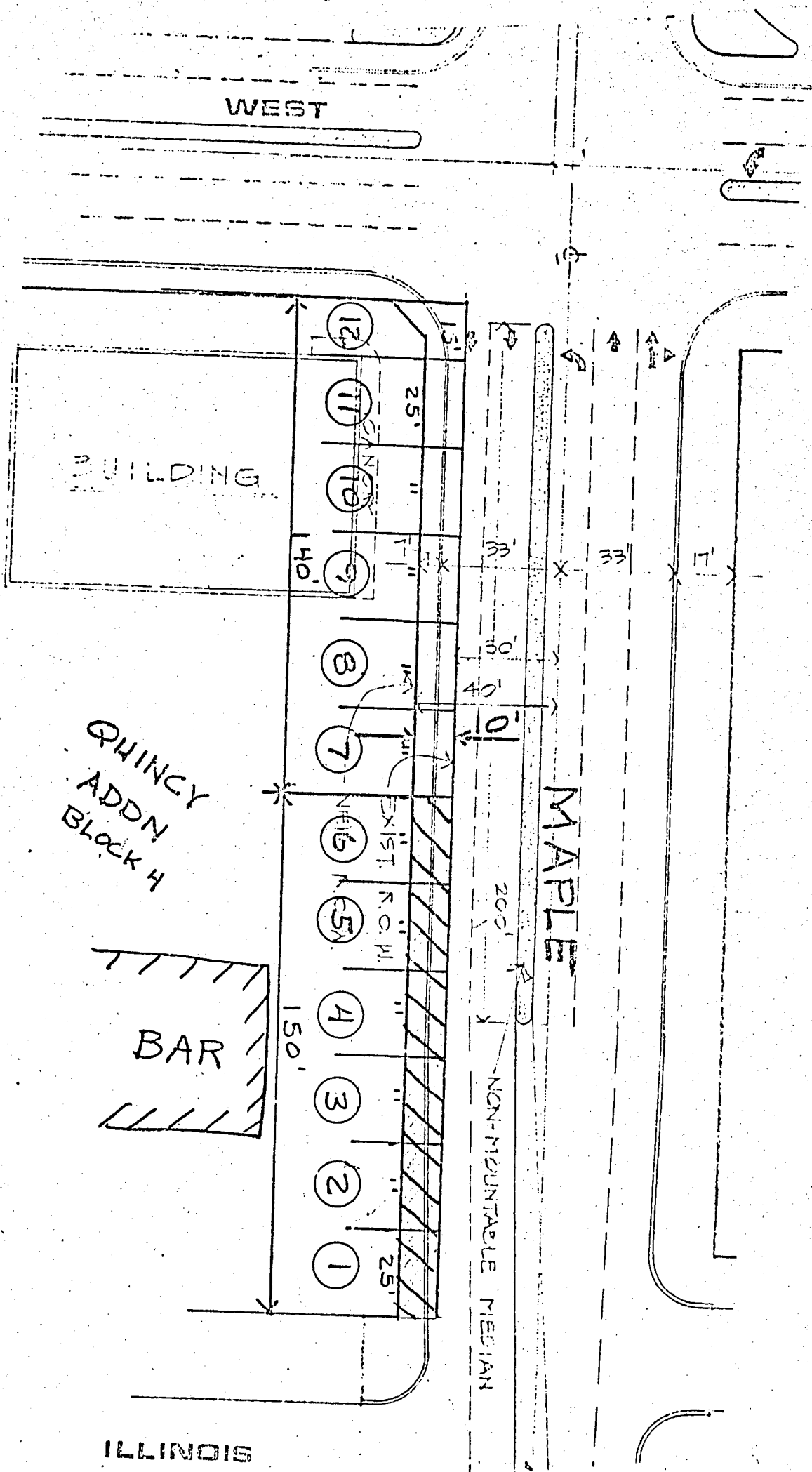
1" = 40'

TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. M-6

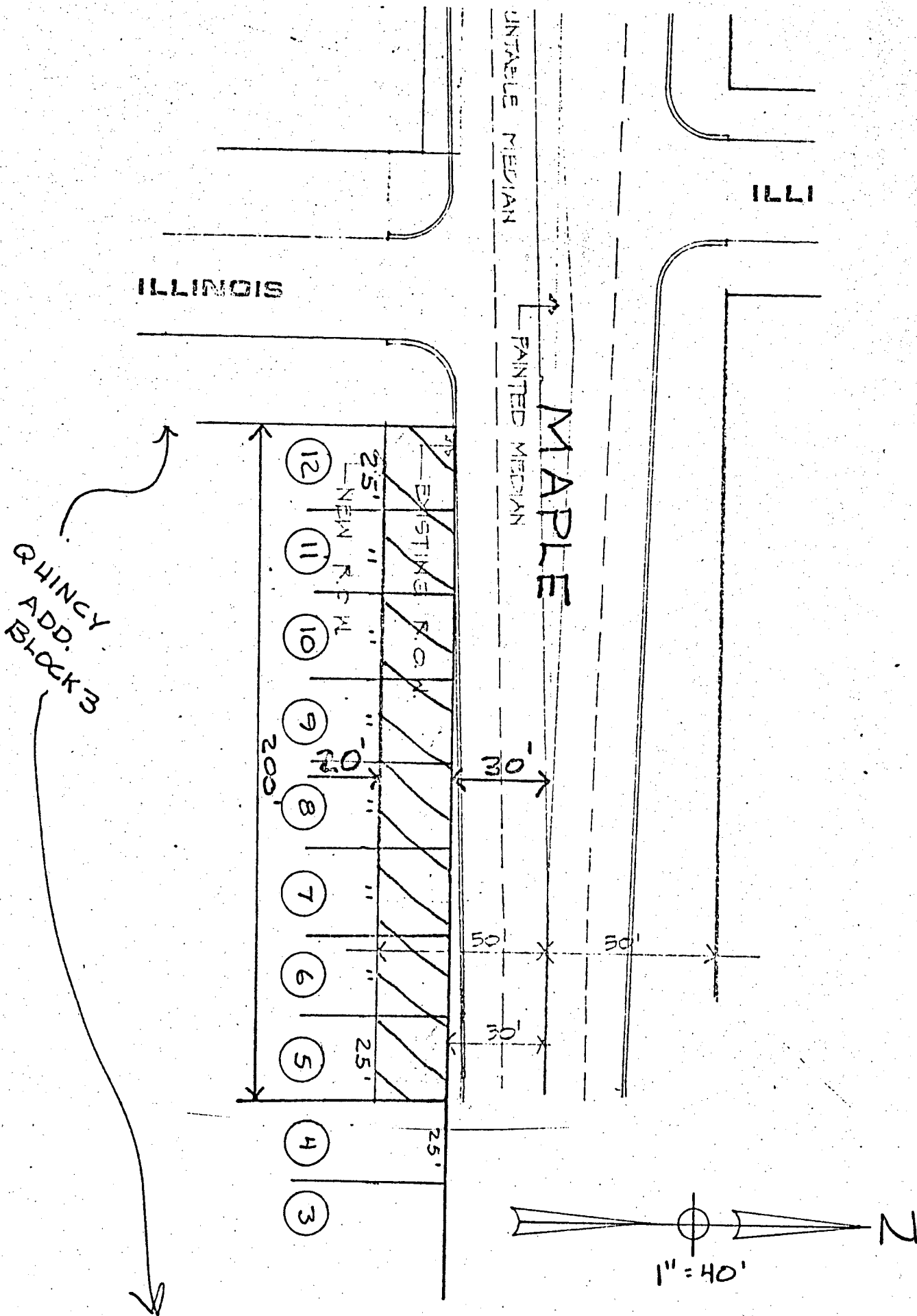
STAR LUMBER
ADD.
CO. Lot 1

STAR LUMBER



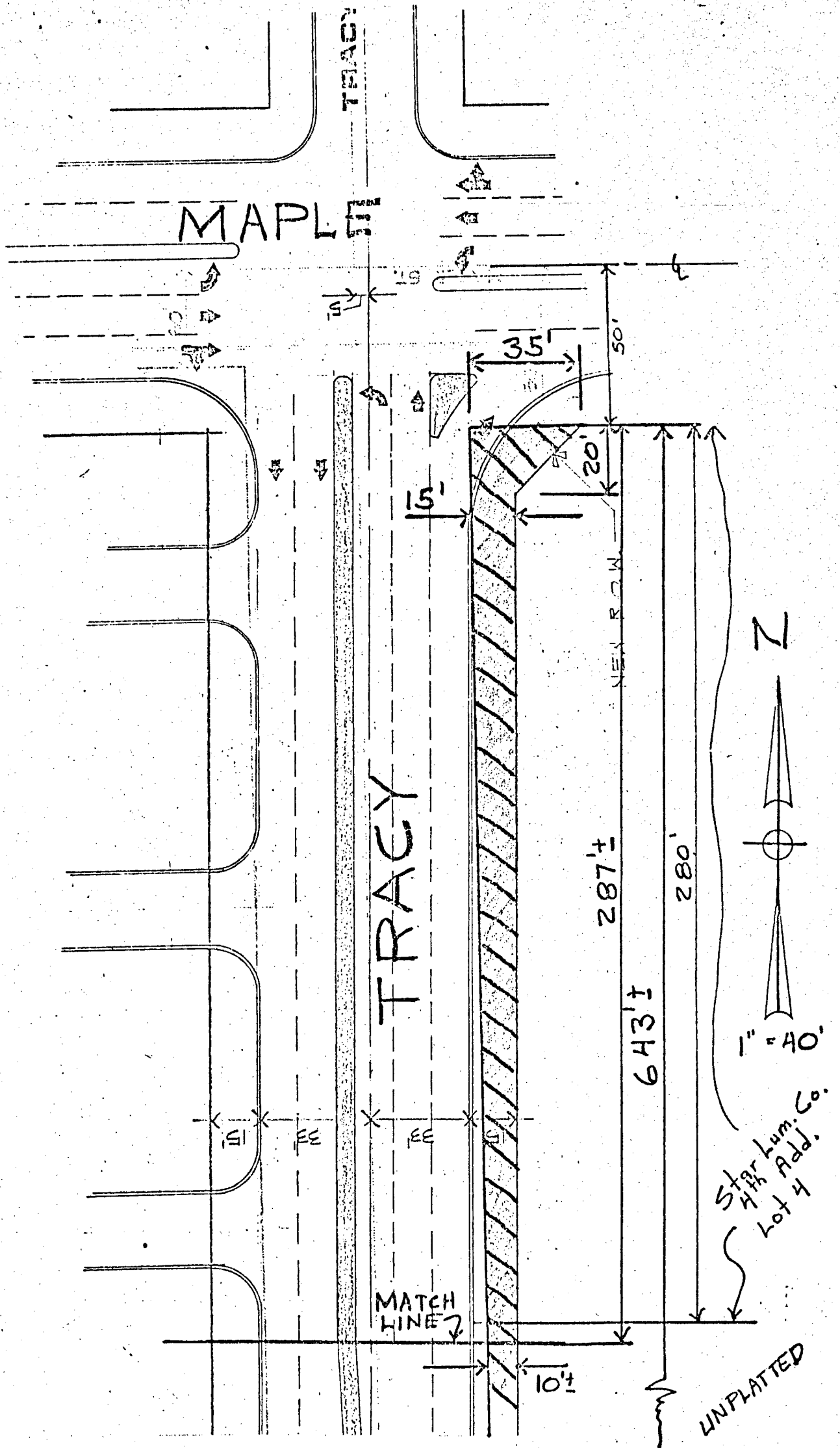
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO M-8



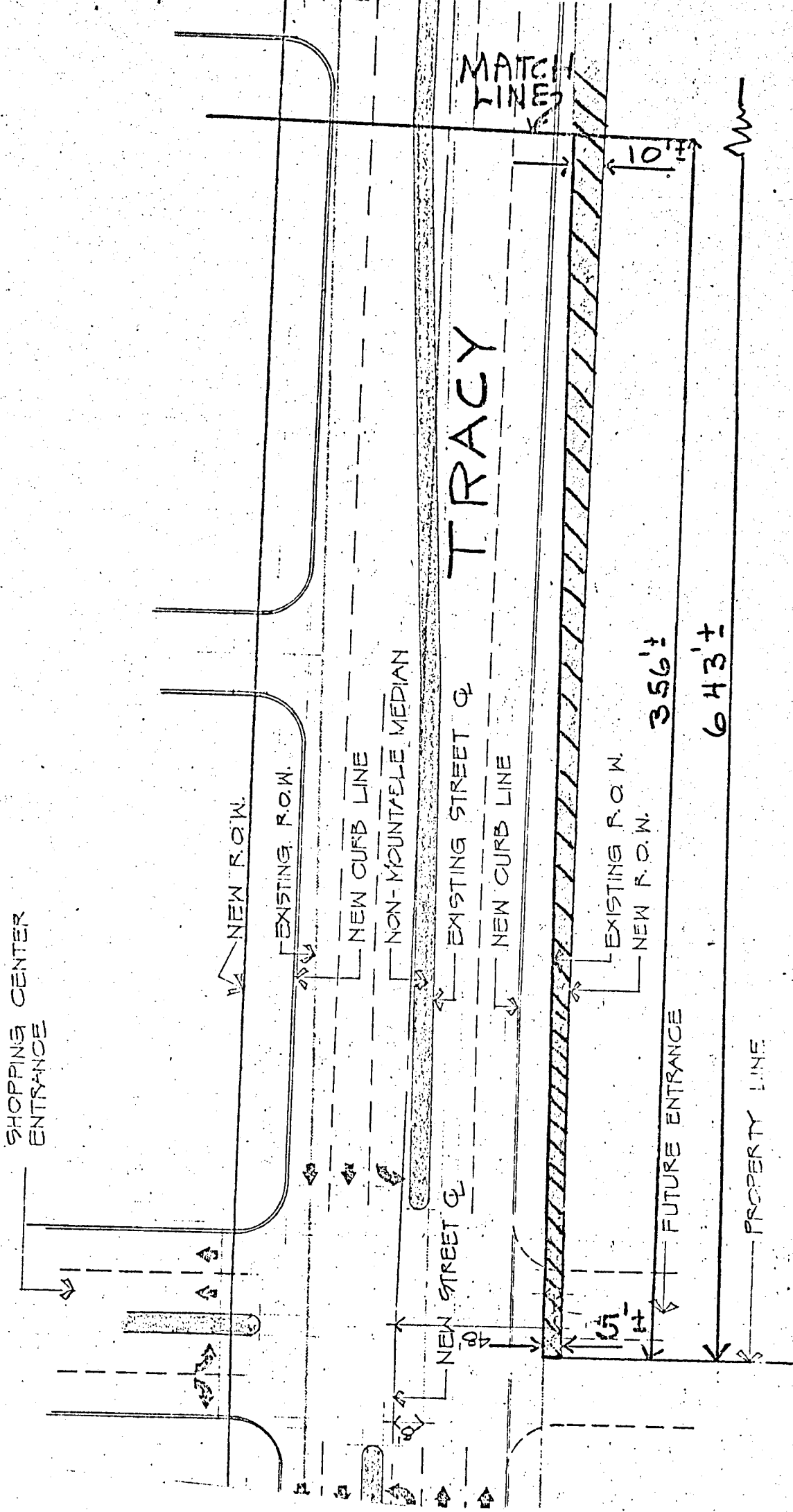
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. M-9

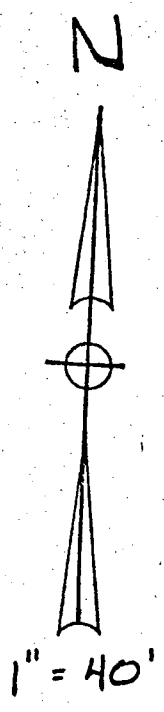


TOWNE WEST
Right of Way Map

SHEET 1 OF 2
TRACT NO T-1

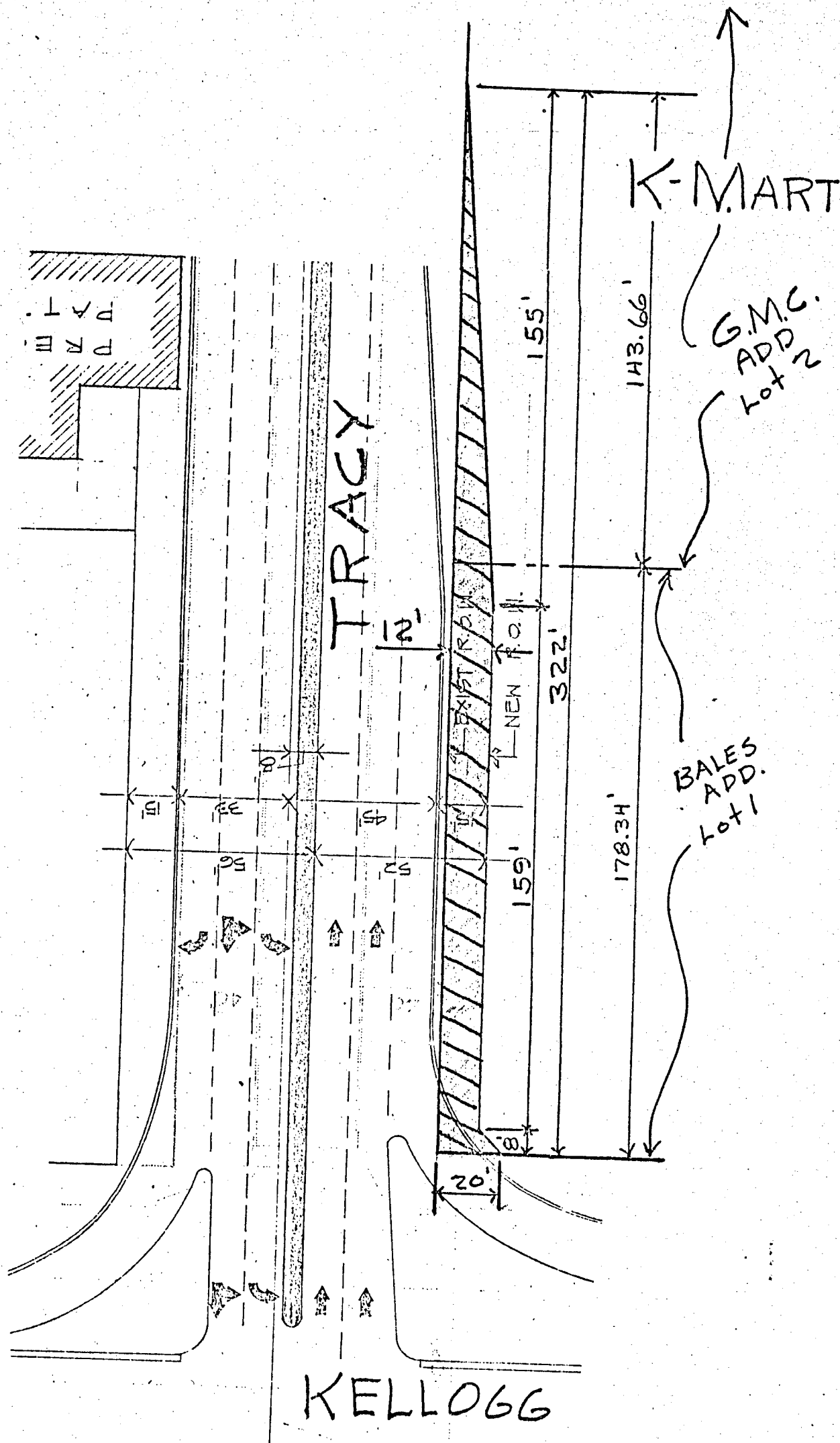
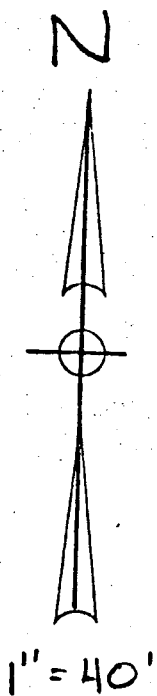


UNPLATTED



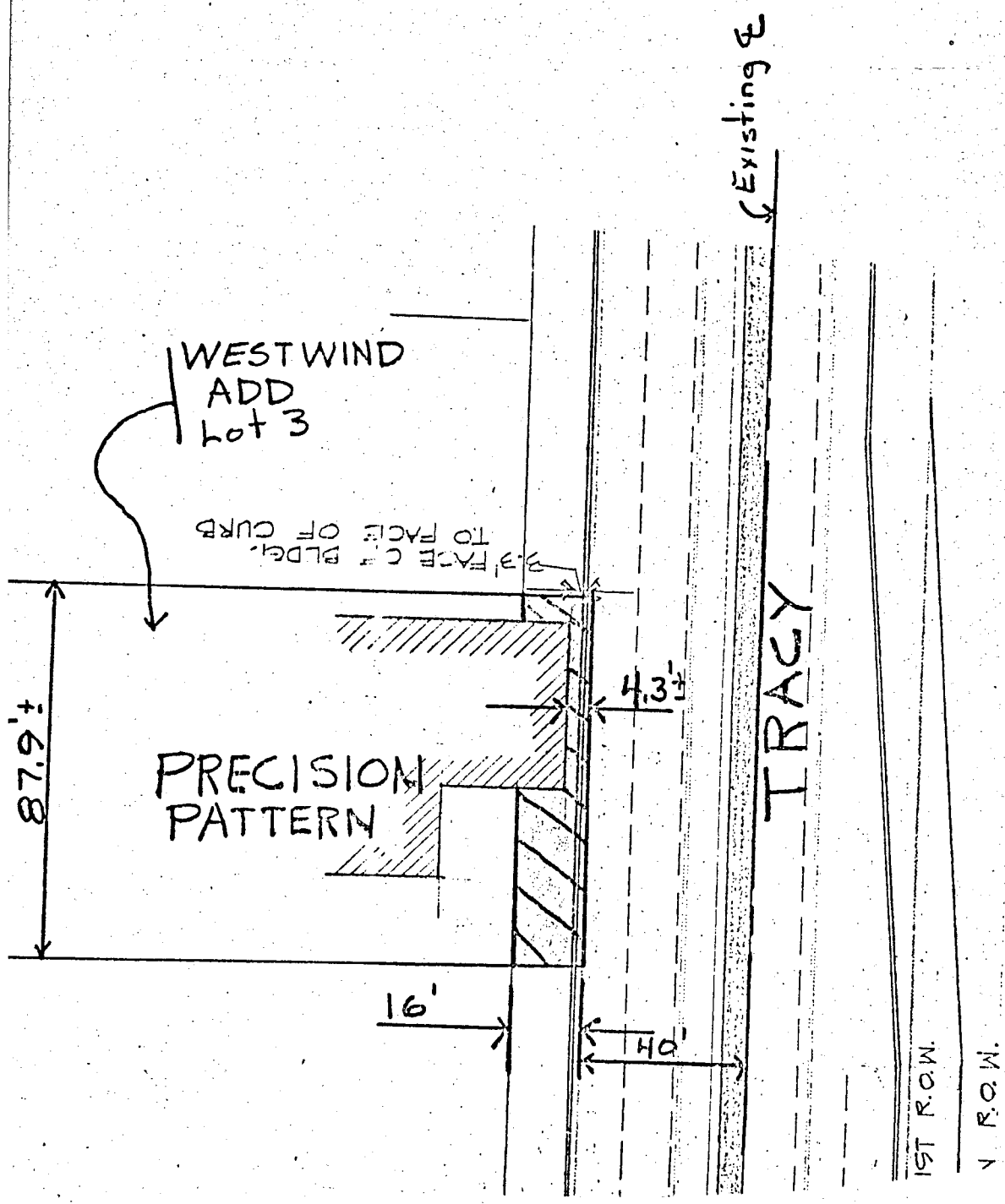
TOWNE WEST
Right of Way Map

SHEET 2 OF 2
TRACT NO. T-1



TOWNE WEST
Right of Way Map

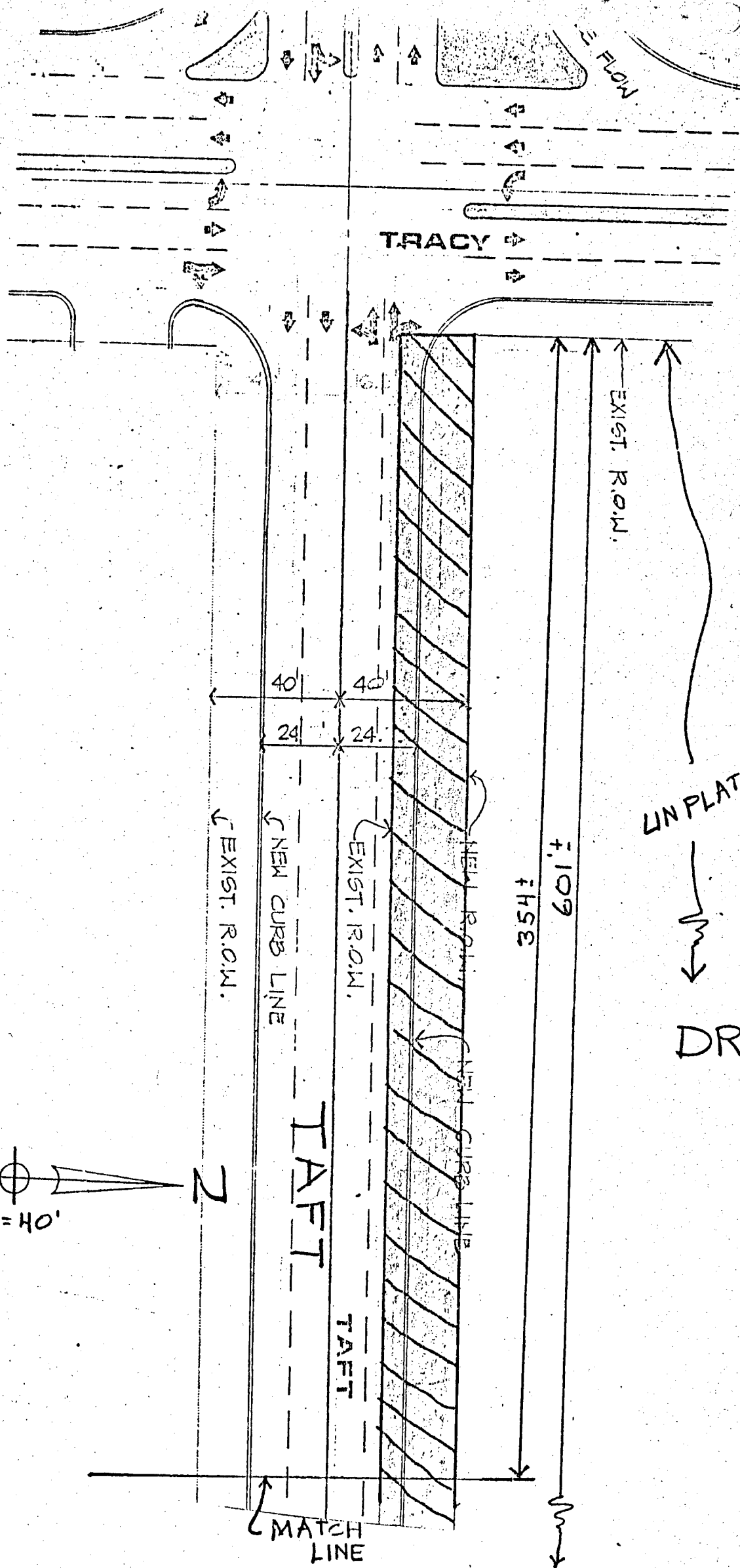
SHEET 1 OF 1
TRACT NO. T-2



KELLOGG

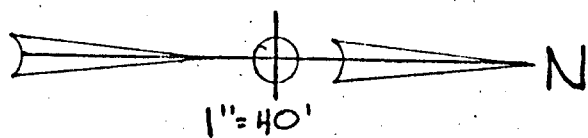
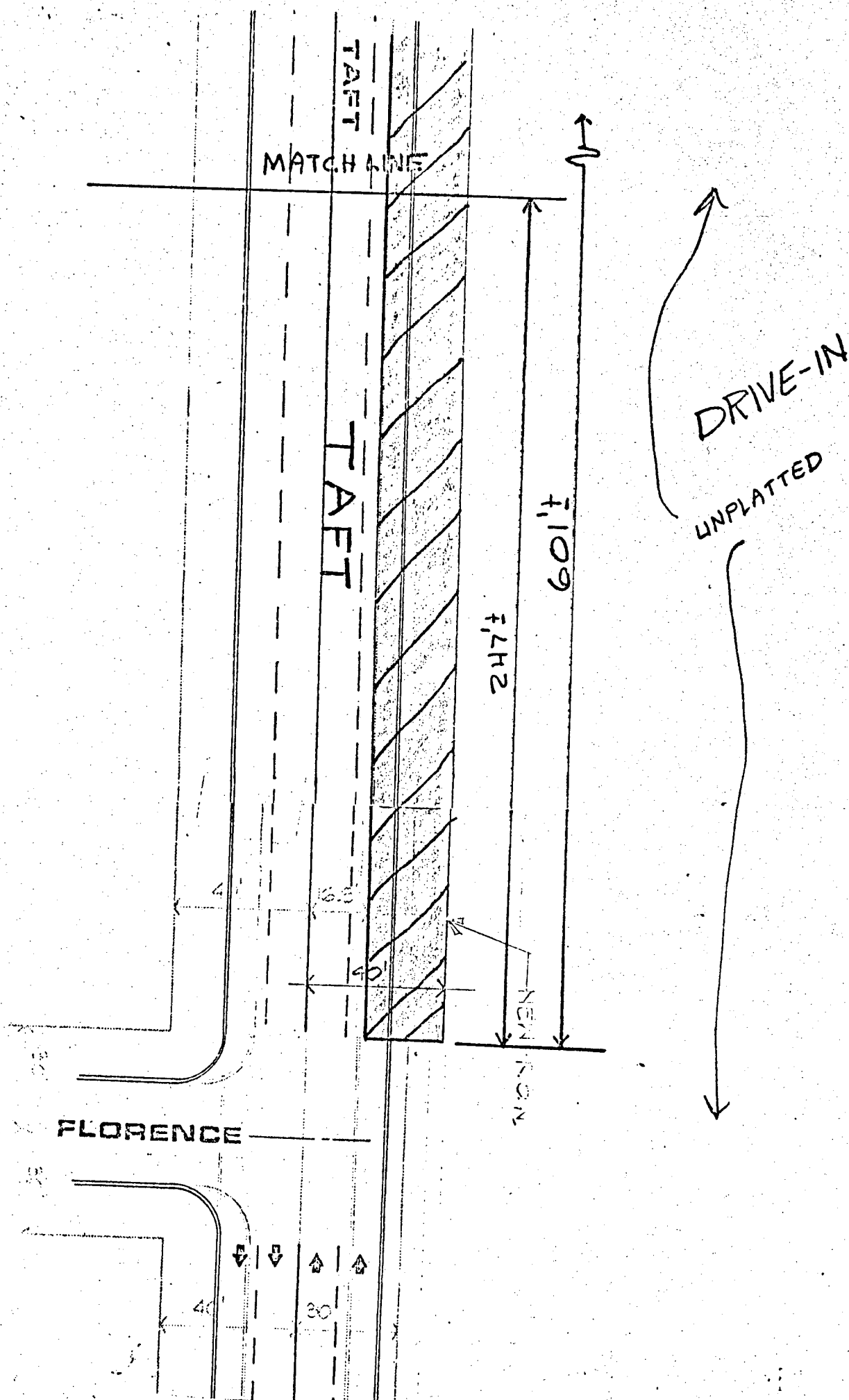
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. T-3



TOWNE WEST
Right of Way Map

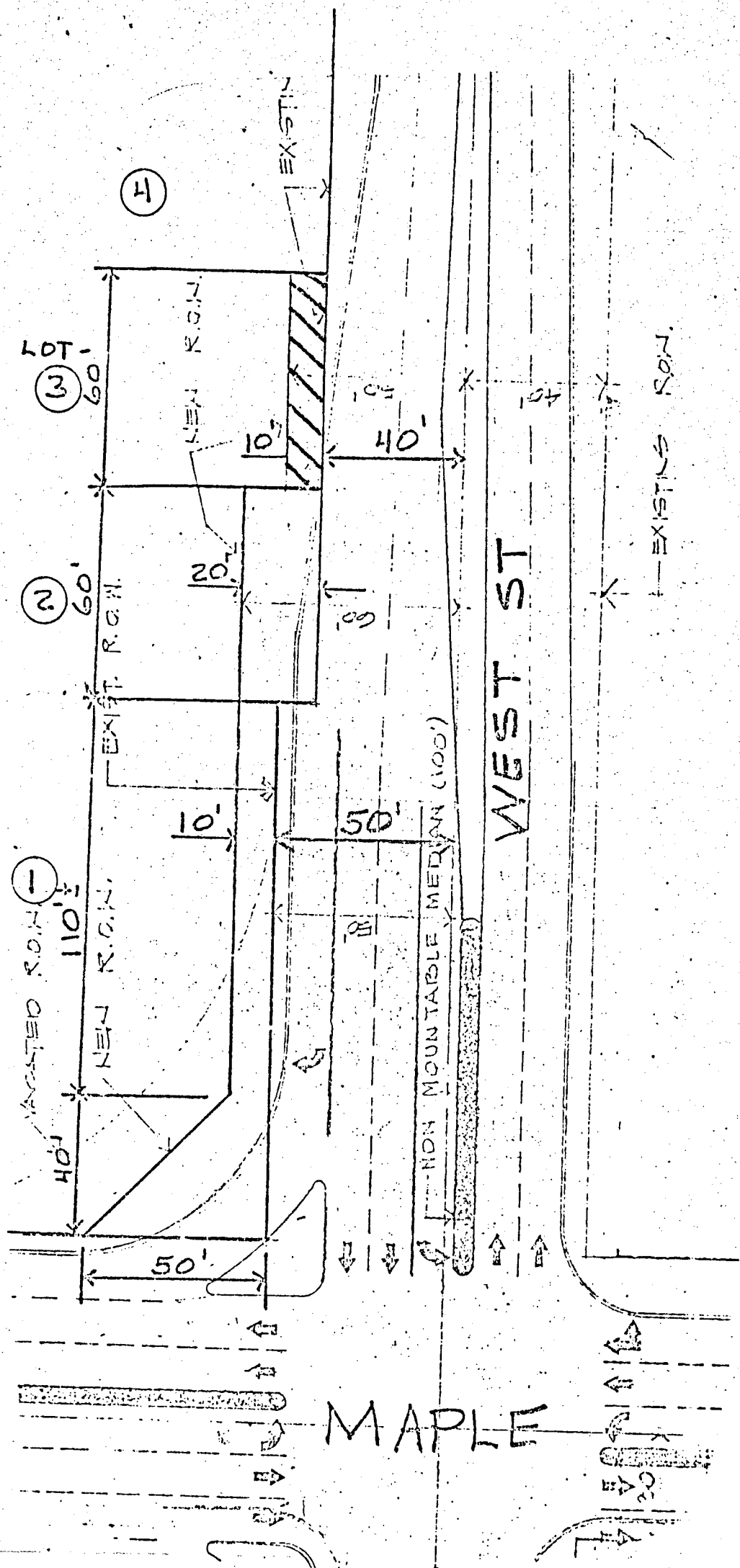
SHEET 1 OF 2
TRACT NO. T-4



TOWNE WEST
Right of Way Map

SHEET 2 OF 2
TRACT NO. T-4

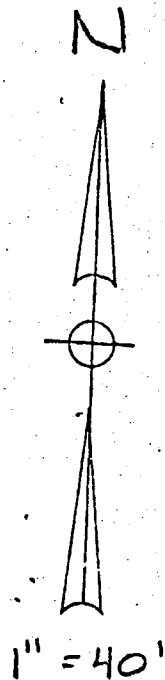
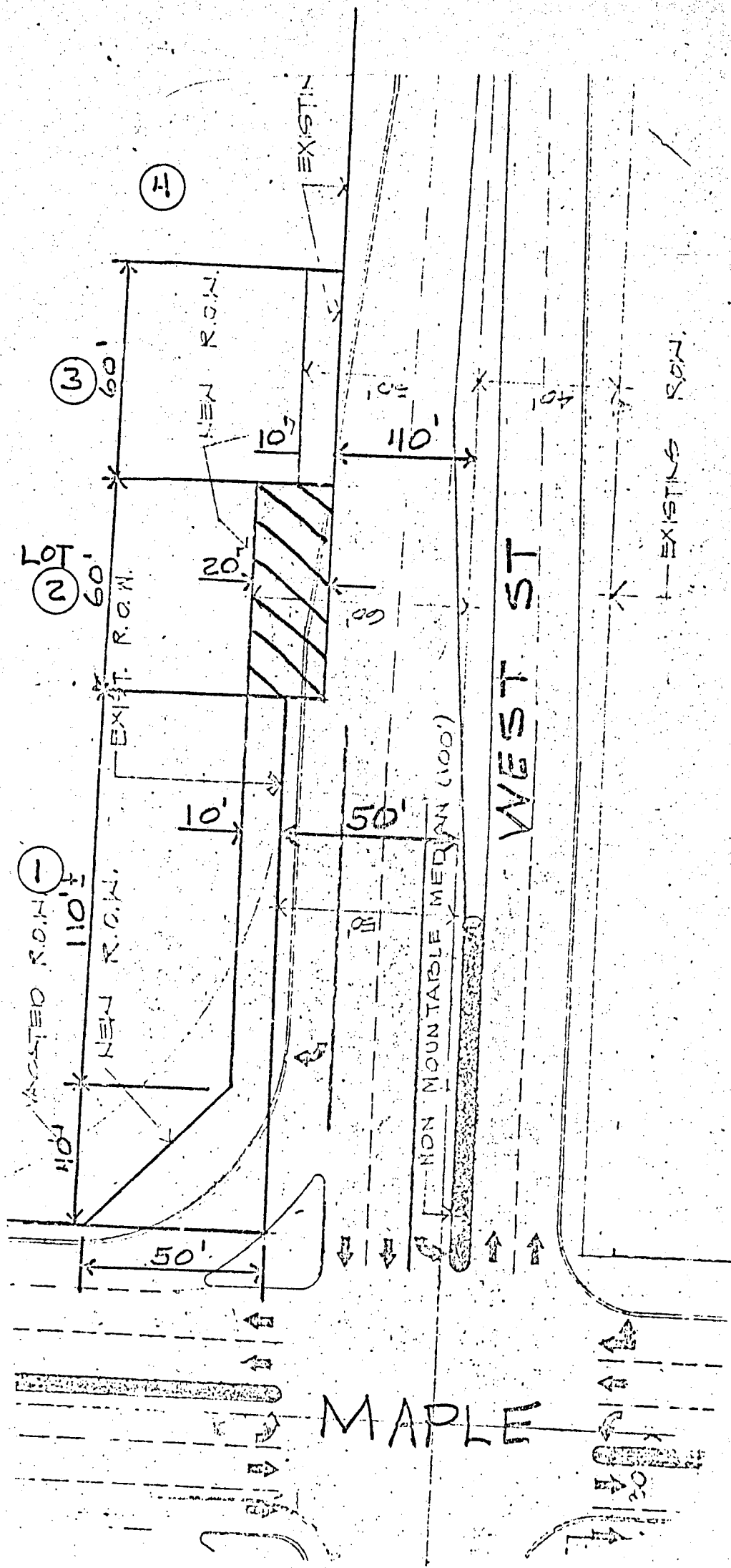
WESTBOROUGH
2ND ADD.
BLOCK 1



TOWNE WEST
Right of Way

SHEET 1 OF 1
TOWN OF WESTBOROUGH

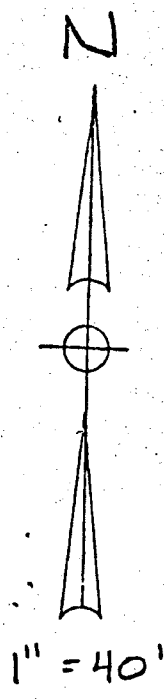
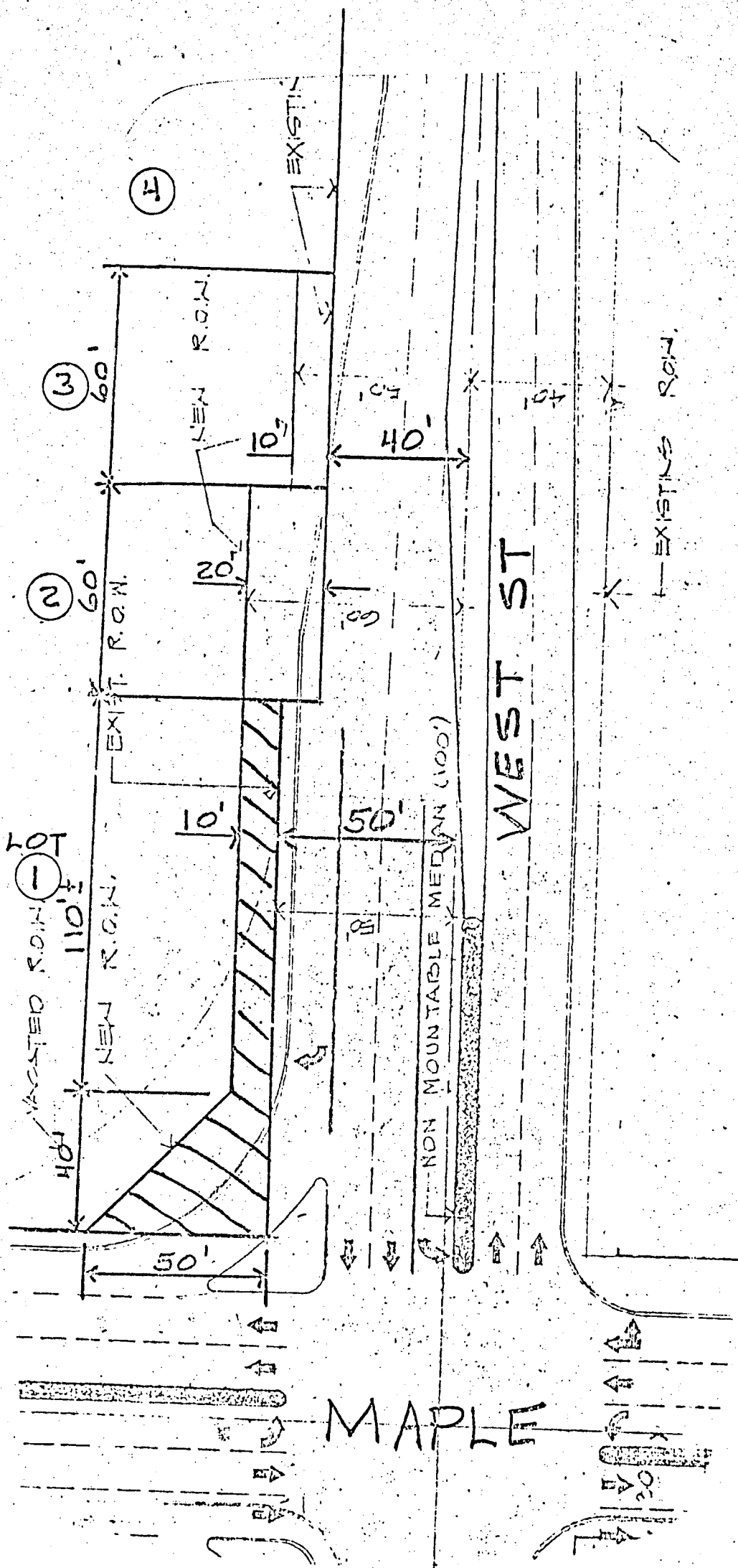
2ND ADD.
BLOCK 1



TOWNE WEST
Right of Way Map

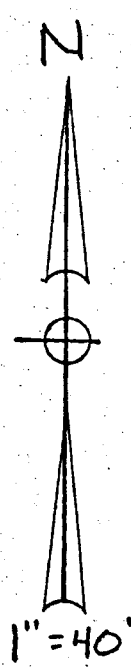
SHEET 1 OF 1
TRACT NO. 110 W-2

Block 1

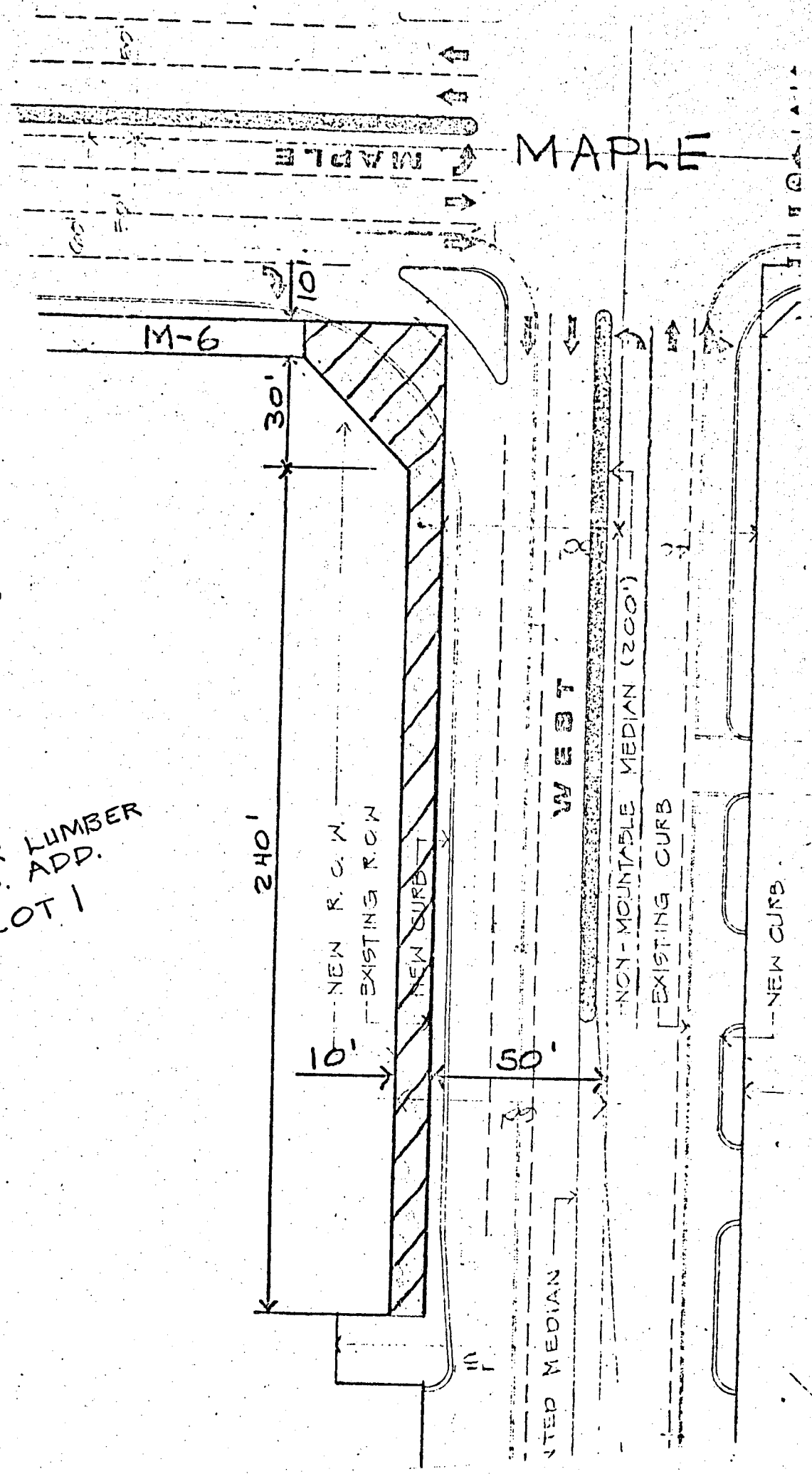


TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO W-3

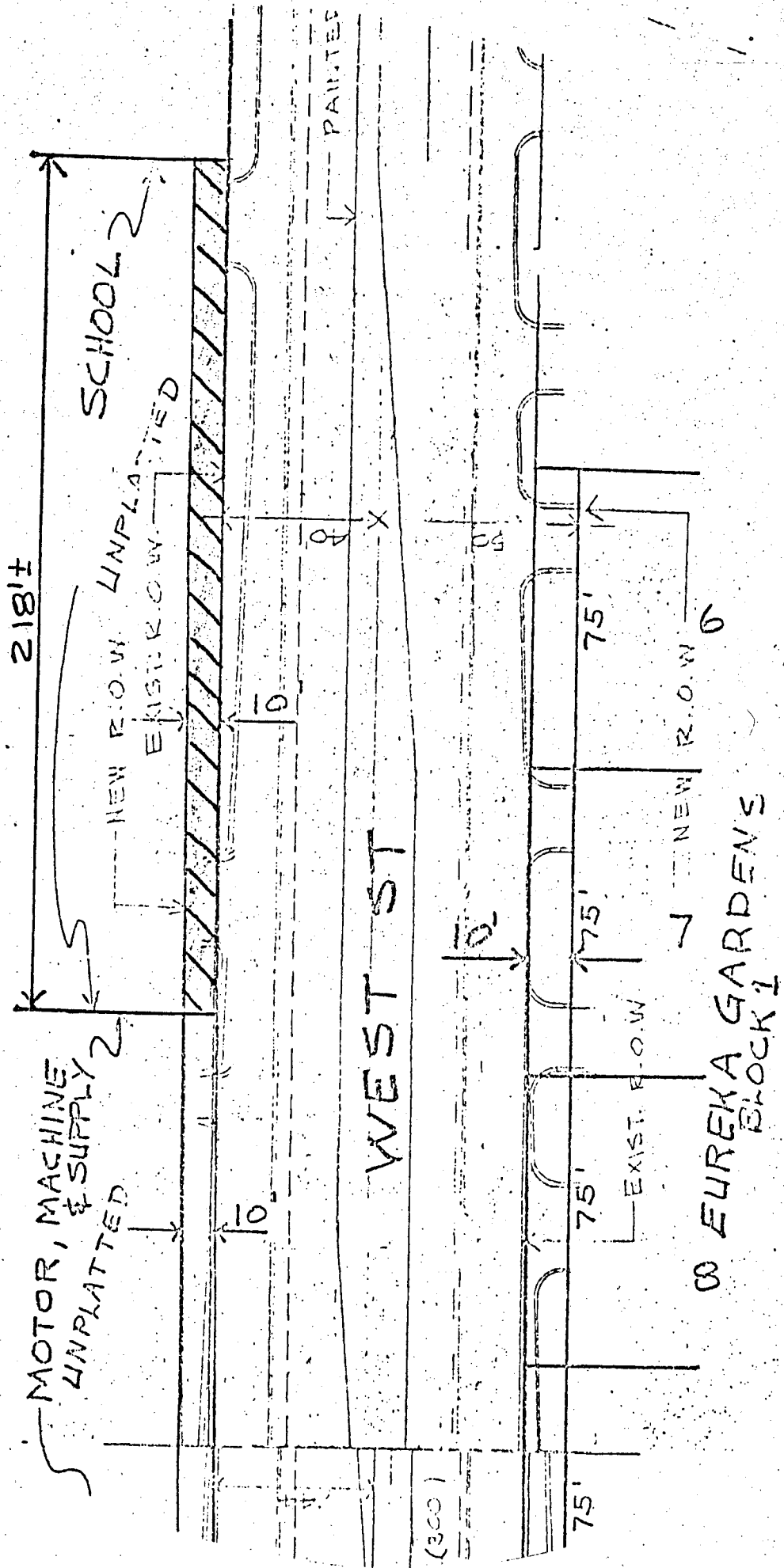


STAR LUMBER
CO. ADD.
LOT 1



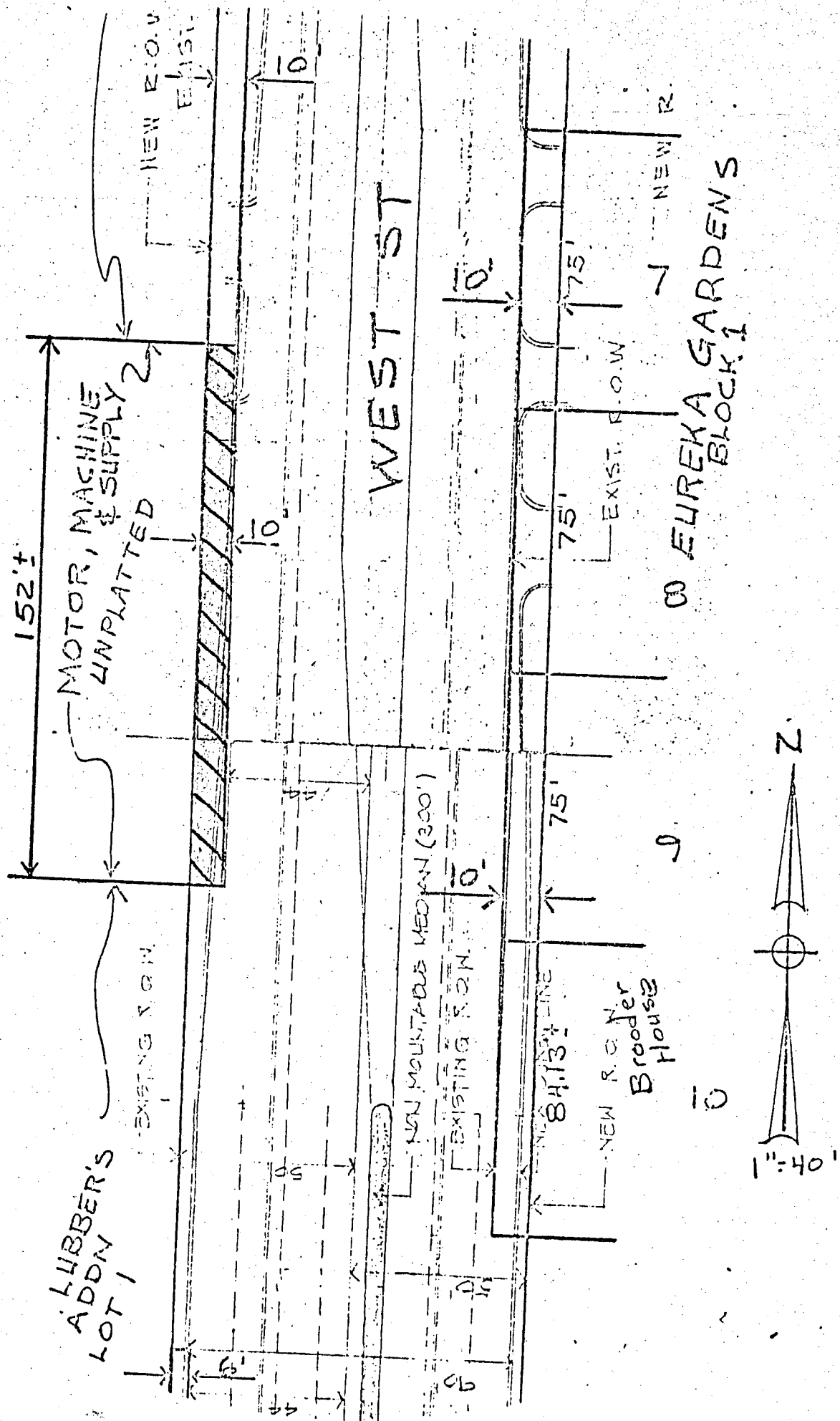
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-4



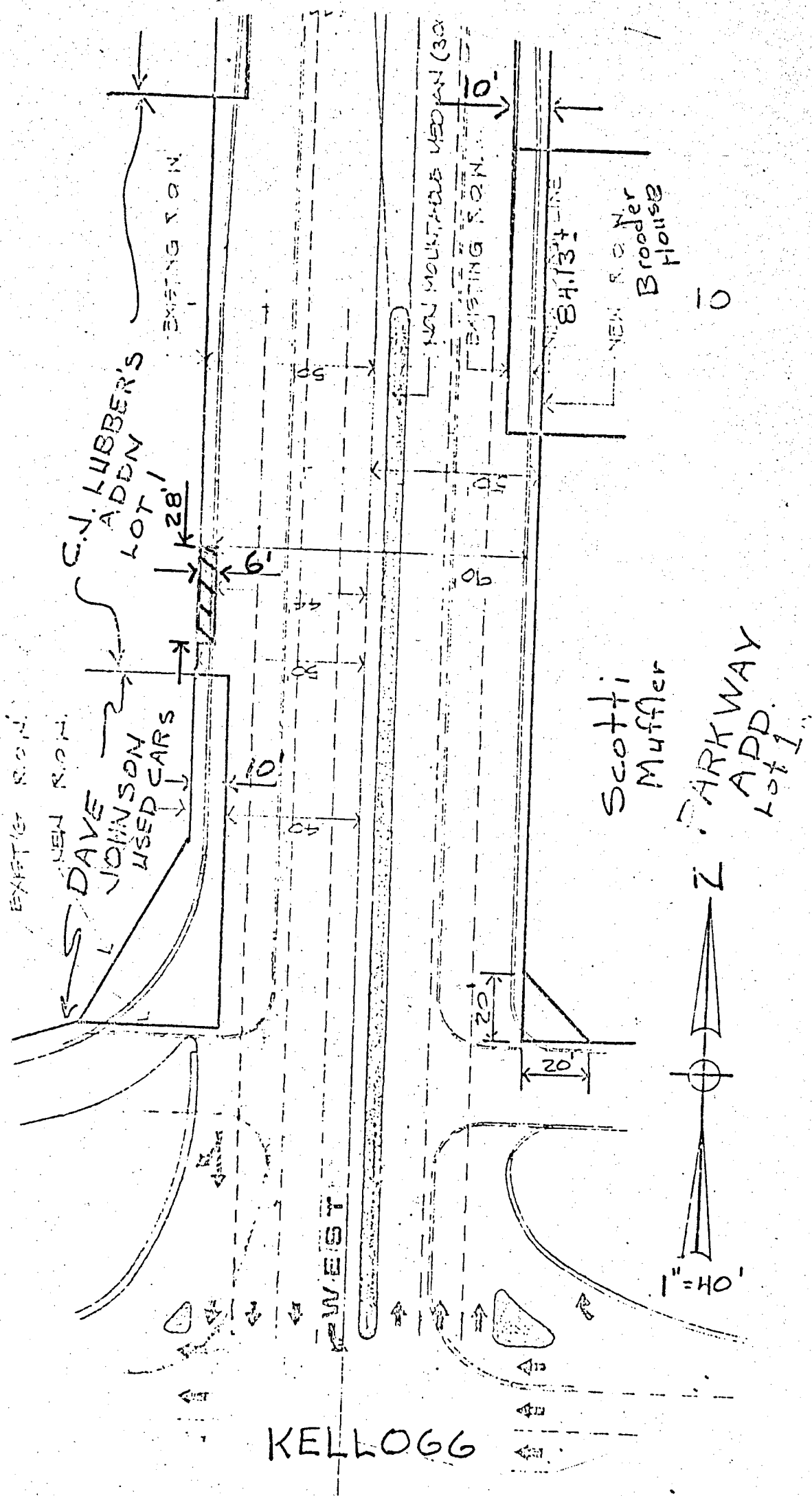
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT 110



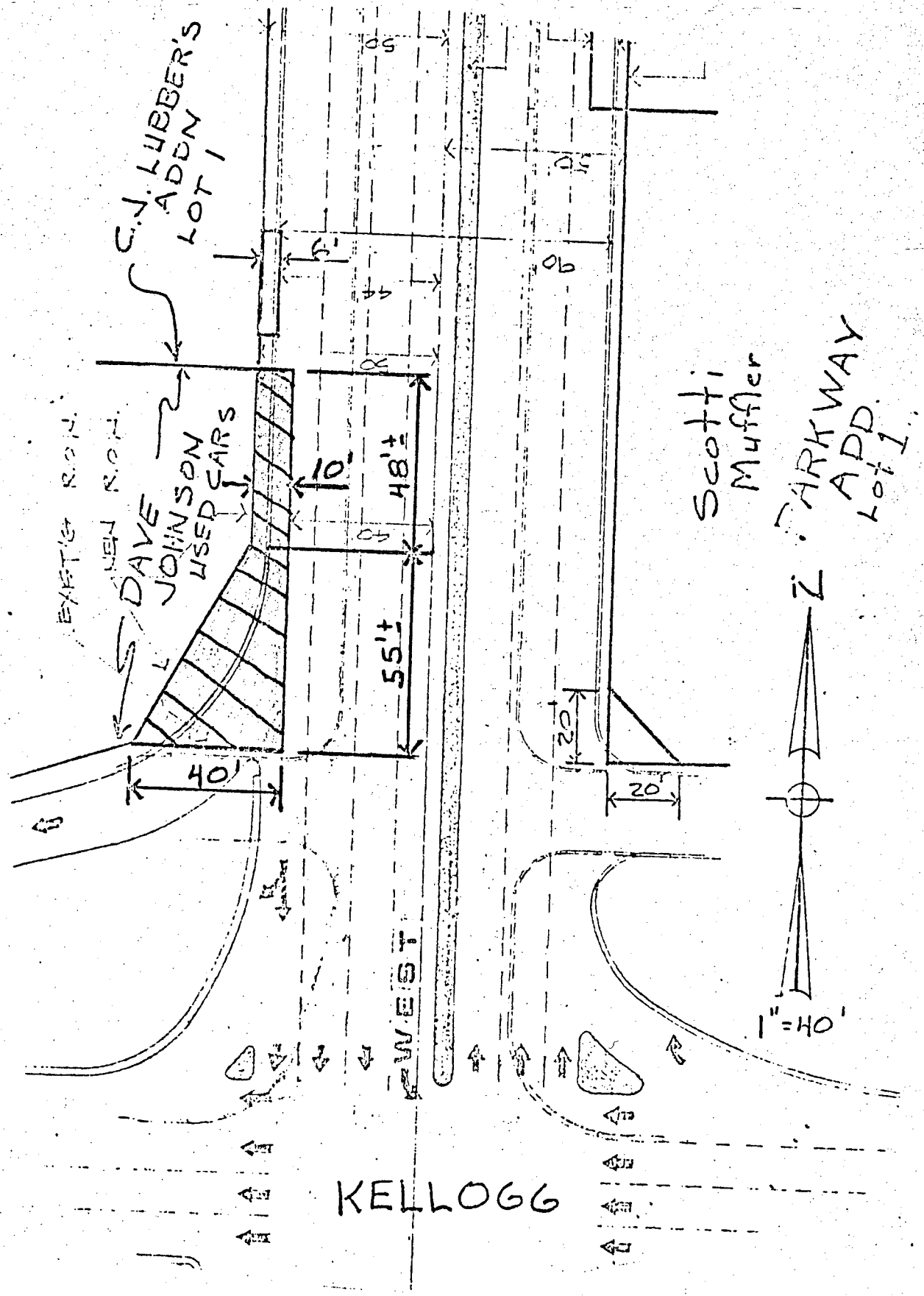
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO W-6



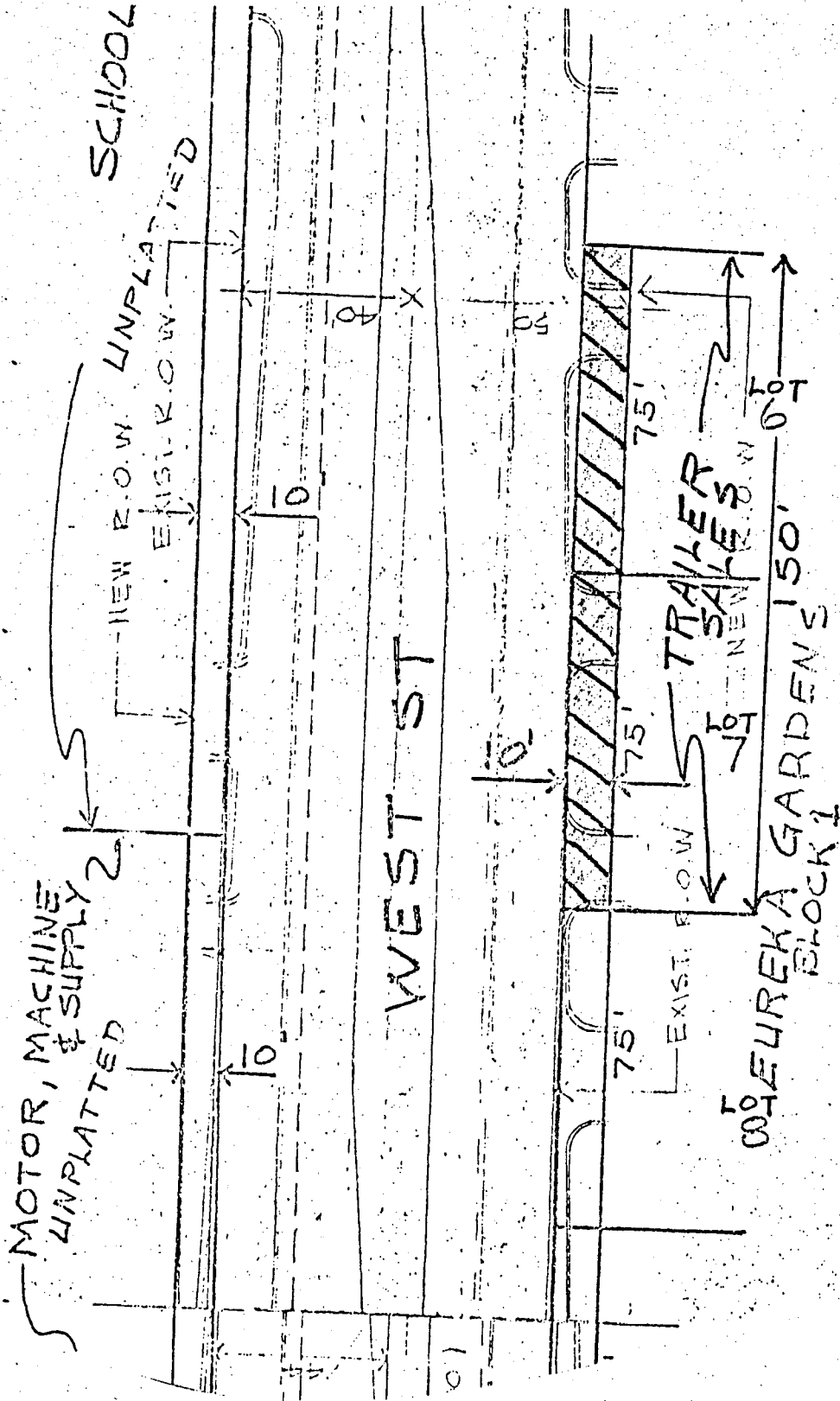
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-7



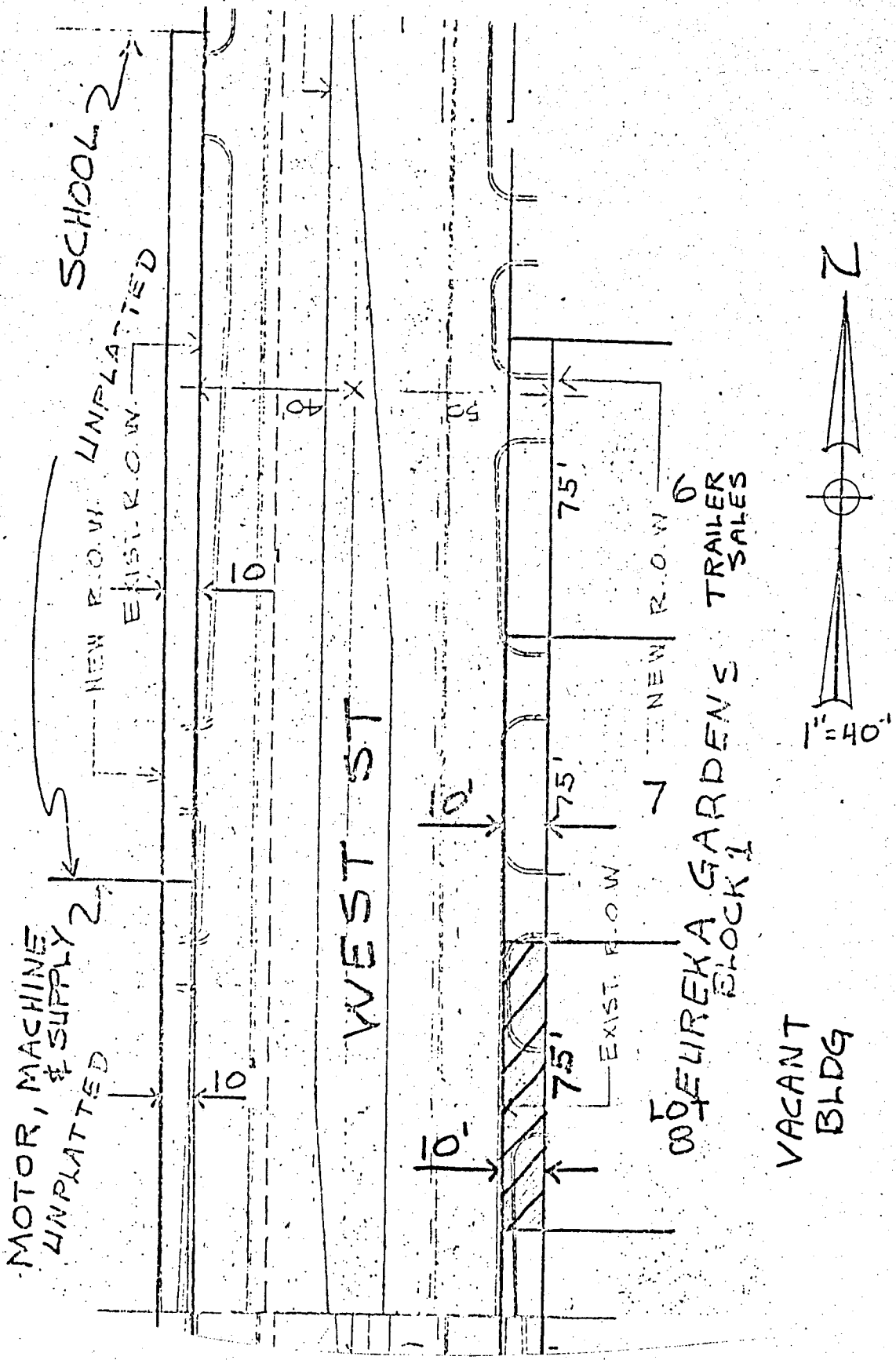
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-8



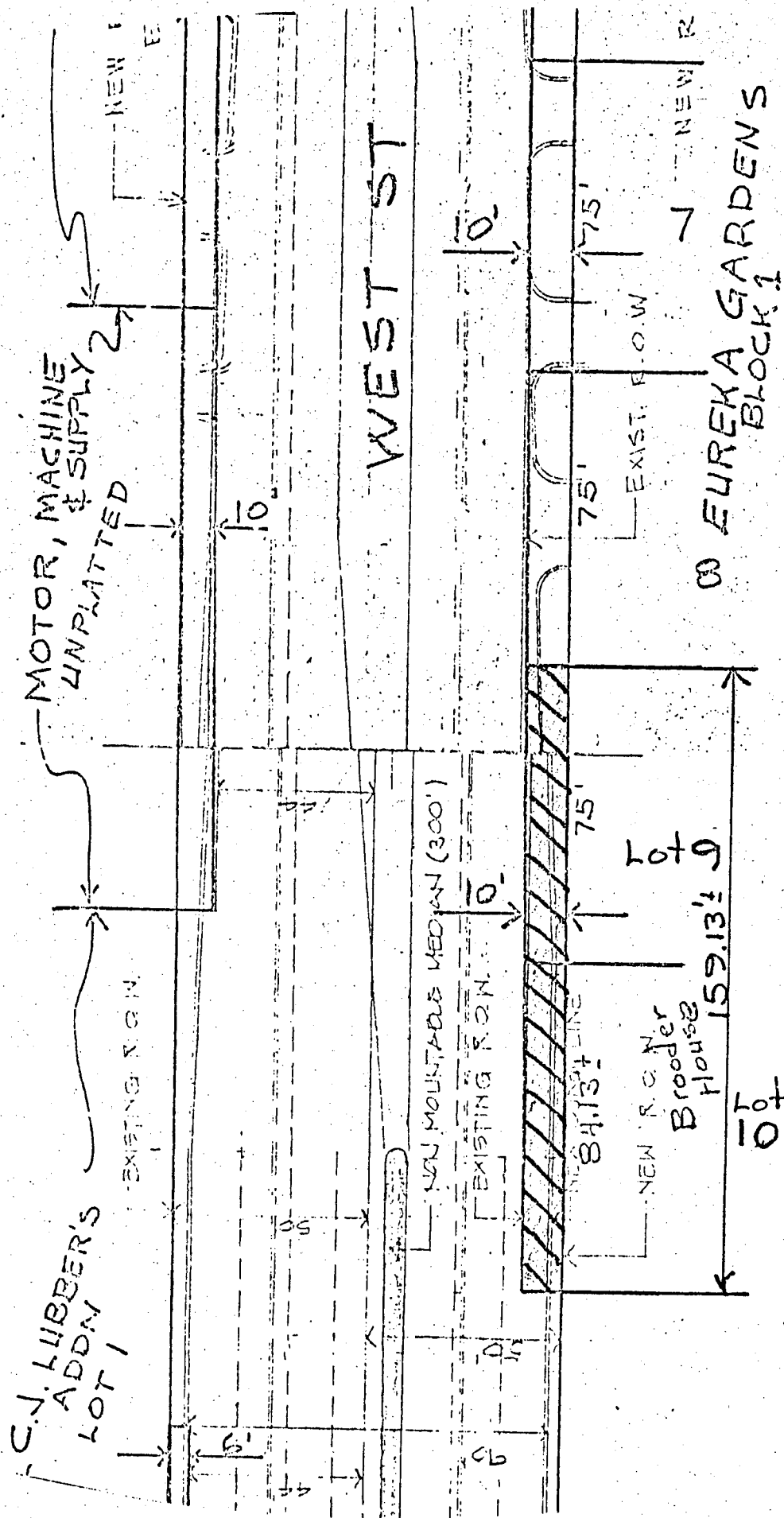
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-9



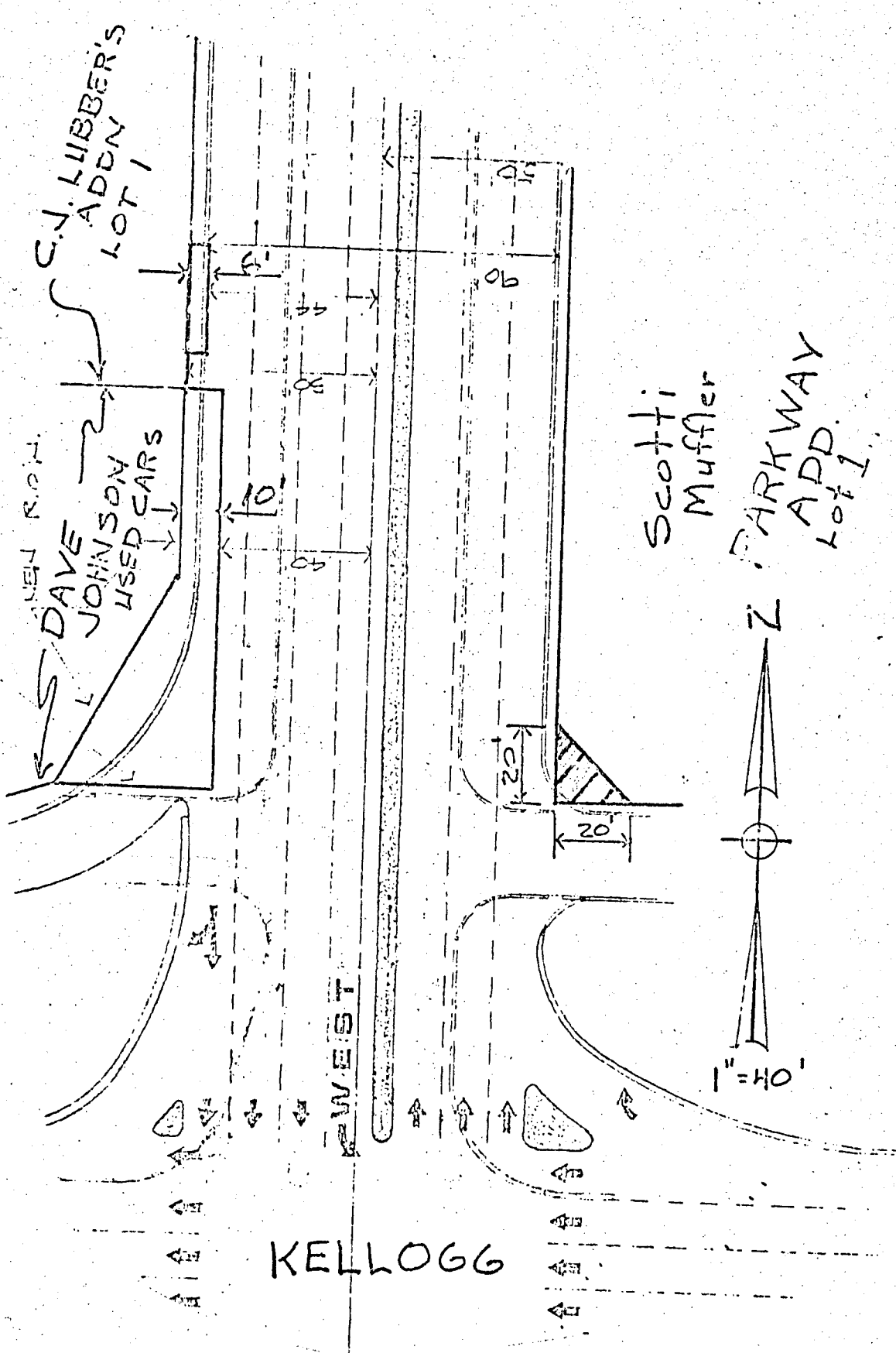
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-10



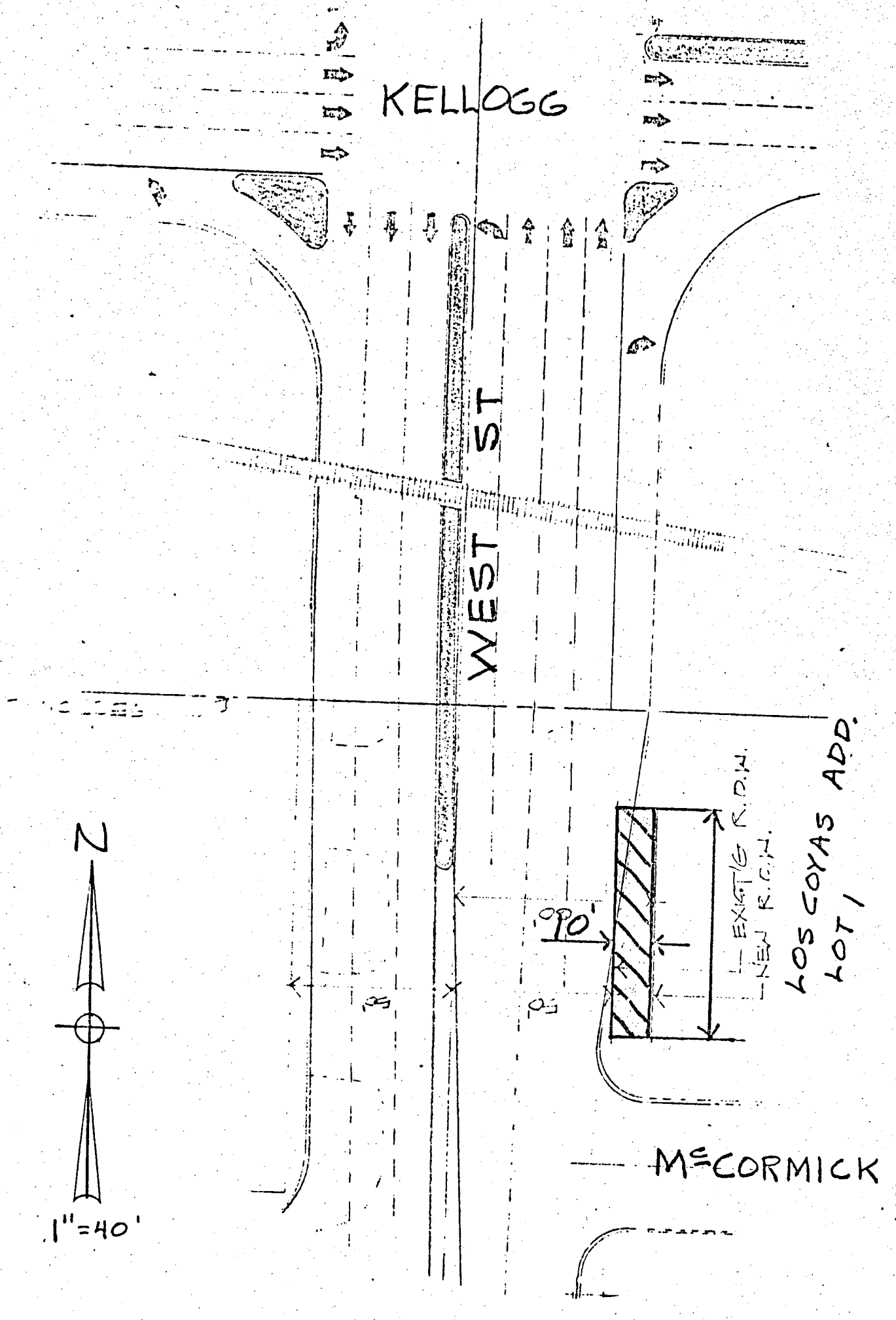
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-11



TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT 10



TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-13

IRVING ST

M^cCORMICK

WEST ST

LOS COYAS ADD.
LOT 2

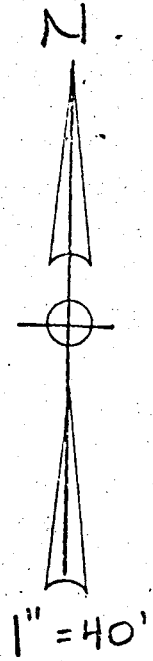
NEW R.O.W.
EXISTING R.O.W.

EXISTING R.O.W.

NEW R.O.W.
150'

40'

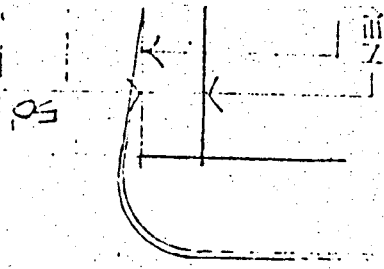
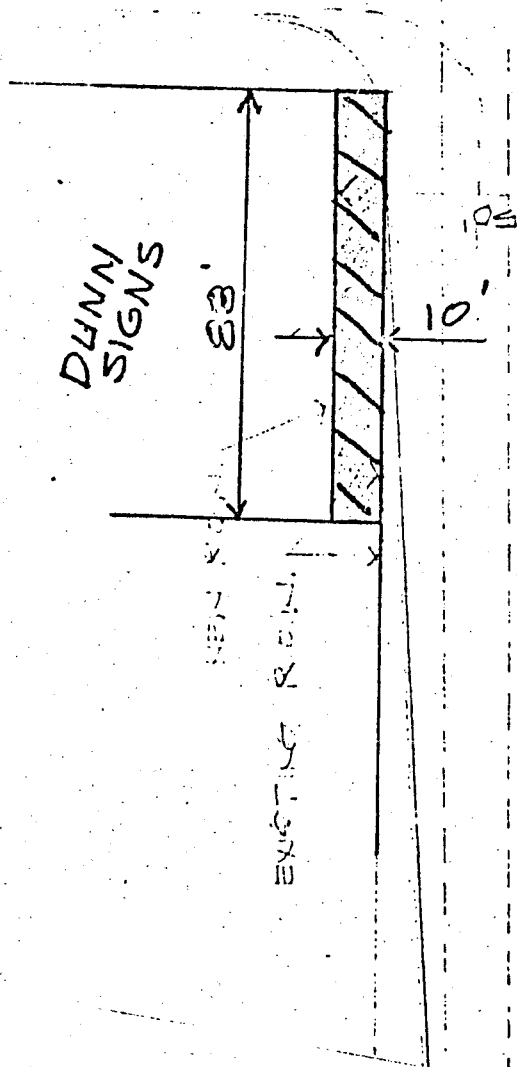
10'



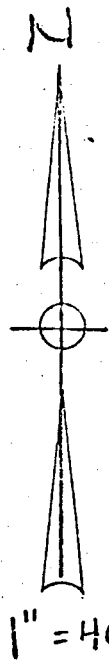
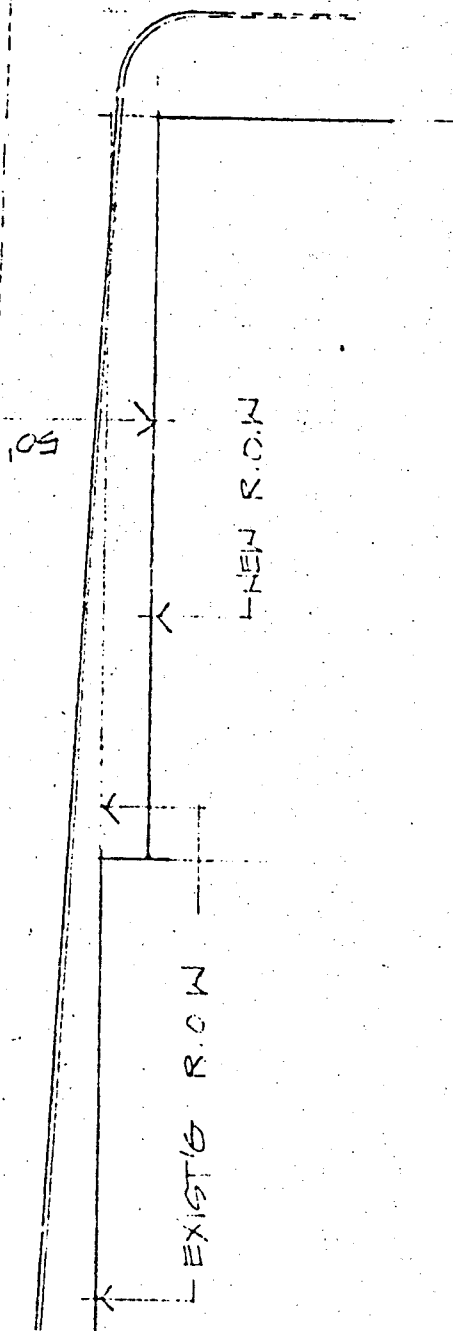
TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-14

IRVING ST



MCCORMICK



TOWNE WEST
Right of Way Map

SHEET 1 OF 1
TRACT NO. W-15

PUBLISHED IN THE DAILY RECORD ON MAY 25 1979

12/17/76

AMENDED RESOLUTION

AMENDED RESOLUTION OF FINDINGS OF ADVISABILITY AND RESOLUTION AUTHORIZING CONSTRUCTION OF MAIN STORM WATER DRAIN NO. 18, WHICH INCLUDES AREA "A" AND AREA "C" OF THE SOUTHWEST INDUSTRIAL STORM DRAINAGE IMPROVEMENTS, IN THE CITY OF WICHITA, KANSAS, PURSUANT TO THE FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING MAIN STORM WATER DRAIN NO. 18, WHICH INCLUDES AREA "A" AND AREA "C" OF THE SOUTHWEST INDUSTRIAL STORM DRAINAGE IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

SECTION 1. That it is necessary and in the public interest to construct Main Storm Water Drain No. 18, which includes Area "A" and Area "C" of the Southwest Industrial Storm Drainage Improvements consisting of the construction of channels, conduits, box culverts, and a pumping station in the City of Wichita, Kansas.

SECTION 2. That the cost of the improvements provided for in Section 1 hereof is estimated to be as follows:

Area "A"	\$2,727,200.00
Area "C"	\$2,596,000.00

SECTION 3. That all costs of the improvements when ascertained shall be paid as follows: All costs of constructing the Storm Water Pumping Station in Area "A" shall be paid by the City at large; all costs of constructing the Big Slough Improvements and the Sheridan Ditch Improvements in Area "C" shall be paid by the City at large; funds available from a grant by the United States Department of Commerce, Economic Development Administration shall be applied on an acreage basis to the cost of constructing the collection systems in both Areas "A" and "C". The balance of the cost of constructing the collection system in Area "C" shall be assessed on a square foot basis to the following described district:

Area "C" is a tract of land in the West half Section 1, Township 28 South, Range 1 West, the Northwest Quarter Section 12, Township 28 South, Range 1 West, the Northeast Quarter section 11, Township 28 South, Range 1 West, the East Half Section 2, Township 28 South, Range 1 West, the West half Section 36, Township 27 South, Range 1 West of the 6th Principle Meridian, Sedgwick County, Kansas. More fully described as follows: Beginning at the Northeast Corner of the Northwest Quarter of Section 1; thence West along North line of said Section 1 to the intersection with the easterly right-of-way line of the Missouri Pacific Railroad; thence Southwesterly along said right-of-way line to a point that is two hundred seventy-five (275) feet East of center line of West Street; thence South along a line parallel to and two hundred seventy-five (275) feet East of center line of West Street to a point three hundred eighty (380) feet South of south line of 30th Street South; thence Southwesterly to the intersection of the west line of West Street and the north line of 31st Street South; thence South along west line of West Street to the Northerly right-of-way line of I-235; thence Northwesterly along said north line a distance of fifty-five and seventy-five hundredths (55.75) feet; thence South along West right-of-way line of I-235 a distance of one hundred sixty-two and fifteen hundredths (162.15) feet; thence Northwesterly along said Interstate Highway right-of-way line to the south line of the Northeast Quarter of Section 2; thence East along said south line of said Northeast Quarter to the Southeast Corner of Lot 1, Block A, Lakeside Mobile Home Park Addition; thence Northeasterly seven hundred twenty-four and forty-six hundredths (724.46) feet on a deflection angle to the left of sixty-six (66) degrees zero (0) minutes fifty (50) seconds to a point of curvature; thence sixty-two and twenty-two hundredths (62.22) feet along a curve to the left having a central angle of twenty-three (23) degrees twelve (12) minutes forty (40) seconds and a radius of one hundred fifty-three and sixty-one hundredths (153.61) feet to a point of tangency; thence North two hundred seventy (270) feet; thence East two hundred ninety (290) feet to the West right-of-way line of West Street; thence North along said West line eighty (80) feet; thence West four hundred eighty (480) feet to the Southwest Corner of Western Control 2nd Addition; thence North three hundred (300) feet to the Northeast Corner of Lakeside Mobile Home Park Addition; thence West along the north line of said Addition extended to the center line of the ATSF Railroad tracks; thence Northeasterly along center line of said railroad tracks to the point of intersection with the center line of the Missouri Pacific Railroad tracks; thence Northeasterly along the Missouri Pacific Railroad center line tracks

to a point in the Northwest Quarter of Section 36 which is one thousand forty-five (1045) feet North of the south line of said Northwest Quarter; thence East and parallel to the south line of said Northwest Quarter to the east line of said Northwest Quarter; thence South along the east line of Northwest Quarter of said Section 36 and the east line of Southwest Quarter of Section 36 to the point of beginning.

The balance of the cost of constructing the collection system in Area "A" shall be apportioned on a fractional basis as follows: That part of Lots 1 and 3 lying South of a line three hundred thirty (330) feet South of north line of Section 26, Township 27 South, Range 1 West; Lots 5, 6, and Reserve A Towne West Square Addition shall pay 5384/7984 of the cost divided among the lots on a square foot basis; land described as beginning at a point fifty (50) feet South and fifty (50) feet West of the Northeast Corner of Section 26, Township 27 South, Range 1 West of the 6th P.M.; thence South along the west line of West Street to a point four hundred fifty-six and five tenths (456.5) feet North and fifty (50) feet west of the Southeast Corner of the Northeast Quarter of said Section 26; thence West parallel to the south line of said Quarter Section a distance of one hundred forty-four (144) feet; thence Southeasterly to a point three hundred seventy-six and five tenths (376.5) feet North and forty (40) feet West of the Southeast Corner of said Quarter Section; (said point being on the west line of West Street); thence South along said west line to a point three hundred fifty-six and five tenths (356.5) feet North and forty (40) feet West of the Southeast Corner of said Quarter Section; thence West parallel to the south line of said Quarter Section a distance of forty (40) feet; thence Southwesterly to a point on the North line of U.S. 54 Highway right-of-way and two hundred sixty-five (265) feet West of the east line of the Northeast Quarter of said Section 26; thence West along the north line of Highway 54 right-of-way to the Easterly right-of-way line of Interstate Highway No. 235; thence Northwesterly along said right-of-way to a point three hundred thirty (330) feet South of the north line of said Section 26; thence East along a line parallel to and three hundred thirty (330) feet South of the north line of said Section 26 to a point one hundred seventy (170) feet west of the east line of Section 26; thence Northeasterly to the point of beginning. Except Towne West Square Addition shall pay 2600/7984 of the cost divided among the ownerhips on a square foot basis.

SECTION 4. That payment of said assessments may indefinitely be deferred as against those property owners eligible for such deferral as defined in City of Wichita Ordinance No. 35-570 under the criteria established for "hardship deferral".

SECTION 5. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefor, which plans, specifications, and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 6. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6a01 et seq.

SECTION 7. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION 8. That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, on this 22nd day of May, 1979.

Tony Casado
MAYOR
TONY CASADO

ATTEST:

Donald C. Gisick
CITY CLERK
DONALD C. GISICK
(SEAL)