



**Department of
Transportation
Division of Operations
Operations Support-Access Management**
5316 West 60th St. North
Sioux Falls, SD 57107
605/367-5680 Fax: 605/367-5685

MEMORANDUM:

TO: Craig Smith, Mitchell Region Engineer

FROM: Brooke A. White, Access Management Engineer

DATE: December 1, 2015

SUBJECT: Minnehaha County Highway 114 Baltic Access Control
Relinquishment Request
Performance Property Management, LLC, Lance Warne

Mr. Warne has applied for relinquishment of access control for his property adjacent to Minnehaha County Highway 114 (250th St) in Baltic, SD. 250th Street is a cross road for I-29 at Exit 94. Control of access exists for approximately 1200' east along the county road. Mr. Warne's stated purpose of this relinquishment is to build a set of storage units on Tract 3. Mr. Warne does not anticipate building on Tract 3 for possibly up to 5 years. Mr. Warne has an existing business on Tract 2, Performance Paint and Body, Inc. An access currently exists for Tract 2, but no evidence of relinquishment for this access has been found. Mr. Warne has expressed an interest in simply developing an access easement from Tract 2 to Tract 3 or providing a direct access from 250th Street to Tract 3. A copy of Mr. Warne's application for Tract 2 is attached as Exhibit A. A copy of the tentative site plan for Tract 3 is attached as Exhibit B.

Control of access along this property is shown on the deeds, filed in 1963. A copy of these deeds is attached as Exhibit C. The only access location for the NE1/4 of Sec 1-T103N-R50W granted by deed is shown as point A on Exhibit D. Point B is the proposed access location.

A contract for deed was recorded in Minnehaha County conveying ownership to Performance Property Management, LLC. The deed was recorded on January 10, 2007. A quit claim deed was recorded in Minnehaha County conveying ownership to James

Oberg which is who Mr. Warne has the contract for deed with. The deed was recorded on December 20, 1994. Copies of the deeds are attached as Exhibit E.

Please note the following points regarding this application:

- SDDOT purchased control of access from properties along this section of highway to prevent the proliferation of driveways, except at planned locations. Control of access helps manage accident risk and congestion, thereby preserving the public investment in expressway and other high-importance facilities.
- The request is at a location with existing commercial development. The relinquishment, if granted, would have no additional impact to the surrounding highway system since the business has already been in operation.
- The proposed access location does not meet access spacing criteria established by SD administrative rule 70:09. This section of highway would likely be classified as rural. A classification of rural constitutes 1000' spacing between all access points. Currently, there is a commercial driveway approximately 132' west of the proposed access location and a field approach approximately 712' to the east.

This proposal has been discussed with the Right-of-Way Office, Project Development Office, Legal Office, Road Design Office, and Sioux Falls DOT Area Office. All parties concur that the request for an expansion of the break in control of access should be approved.

APPLICATION for RELINQUISHMENT of ACCESS CONTROL

The South Dakota Department of Transportation (SDDOT) obtains specific rights to prevent access to the state highway system from properties on certain priority routes. The South Dakota Transportation Commission may authorize sale of these rights at fair market value when such action will not harm public safety or traffic operations. Landowners will be responsible for acquiring the appraisal to determine fair market value and upon approval by the commission, must pay the appraised value to the SDDOT. Authorization of the Federal Highway Administration may also be required. Use this form to request relinquishment of access control. Use a separate form for each area of relinquishment (maximum 40 feet of frontage). **Submit to appropriate SDDOT Area Office.** A listing of offices is provided on the second sheet of this application. Relinquishment of access control does not automatically convey a permit to build an access approach. An approach permit must also be submitted and approved.

SECTION 1: To be completed by applicant

Name of applicant Performance Property Mgmt. LLC, Manager Lance Warne

Mailing address 47165 250th Street, Baltic, South Dakota, 57003

Telephone numbers DAY (605) 529-6181 EVENING _____

- Location of requested access: (Provide highway, county, property legal description and distance to an identifiable landmark such as an existing public roadway or mile marker. Attach maps or drawings as necessary.)

Description, Tract 2 Plat, Potential Tract 3 Plat, Arial View, Attached

- Attach additional documentation explaining why the relinquishment is needed, the intended use of the break location, anticipated impact to the highway system if the break is allowed, and acceptable alternatives in the event the break is denied.

Attached

SECTION 2: For SDDOT use only

Application received date: _____

- ☐ Briefing prepared
- ☐ FHWA authorization required
 - ☐ Approved
 - ☐ Denied
- ☐ Legal counsel review
- ☐ Transportation Commission action
 - ☐ Approved
 - ☐ Denied
- ☐ Right-of-Way appraisal
- ☐ Payment received date: _____

Request is ___Approved ___Denied

Authorized Signature: _____ Date: _____ DOT-166B

Application for Relinquishment of Access Control
for Performance Property Mgmt. LLC.

Location:

- Highway 114 or 250th Street
- Tract 2 of Oyen's Addition in the W ½ NE ¼ of Section 1, Township 103 North, Range 50 West of the 5th P.M., Minnehaha County, South Dakota
- Attached is Tract 2's Plat, the a potential Tract 3 Plat, and Arial views from Geographic Information Systems for Minnehaha County

Relinquishment needed:

- Establishing existing use of access approach for Tract 2 of Oyen's Addition.
- The owners plan to continue to use the access as ingress and egress to their existing business Performance Paint and Body, Inc.
- The owners plan to buy Land connected to the East (potential Tract 3) and would like to use the same access approach as Tract 2 for ingress and egress.
- If they buy potential Tract 3 they do not plan to build another Access Approach.
- If they build a secondary building for their business on potential Tract 3 it will need an access easement.
- There would be no additional impact to the highway system because it is an existing business that has been using the access. The business has 3 full time workers and 2 part time workers for its low traffic business.
- There are no other acceptable alternatives because that would mean building additional access approaches.

OYEN'S ADDITION, TRACT 2
 IN THE $W\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SECTION 1, T103N, R50W,
 MINNEHAHA COUNTY, SOUTH DAKOTA

LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON AUGUST 1, 1989 I SURVEYED A TRACT OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1 OF TOWNSHIP 103 NORTH IN RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, CONTAINING 1.66 ACRES MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OYEN'S ADDITION, TRACT 1, PREVIOUSLY SURVEYED, PLATTED AND RECORDED, SAID POINT ALSO BEING ON THE SOUTH LINE OF COUNTY AUDITOR'S LOT H1 IN THE $W\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SECTION 1-103-50, RECORDED IN BOOK 24 OF PLATS AT PAGE 7, MINNEHAHA COUNTY REGISTER OF DEEDS; THENCE "EAST" (ASSUMED BEARING) ON SAID SOUTH LINE OF SAID LOT H1 A DISTANCE OF 300.00 FEET; THENCE $S00^{\circ}15'51"W$, 240.40 FEET; THENCE "WEST", 100.00 FEET TO THE EAST LINE OF OYEN'S ADDITION, TRACT 1, HERETOFORE MENTIONED; THENCE $N00^{\circ}15'51"E$ ON SAID EAST LINE, 240.40 FEET TO THE POINT OF BEGINNING.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, AND THAT I AM A LAND SURVEYOR DULY REGISTERED UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATED THIS 27 DAY OF August, 1989.

Charles M. Hanson
 CHARLES M. HANSON

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARIE OYEN, A SINGLE PERSON, OF SIOUX FALLS, SOUTH DAKOTA, AM THE OWNER OF THE LAND DESCRIBED IN THE ABOVE SURVEYOR'S CERTIFICATE. THAT SAID LAND IS FREE OF ENCUMBRANCES, AND THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS. I FURTHER CERTIFY THAT I AUTHORIZED A REGISTERED LAND SURVEYOR TO SURVEY AND PLAT THIS LAND, AND I HEREBY APPROVE THIS SURVEY AND PLAT. THIS LAND SO PLATTED SHALL HEREAFTER BE KNOWN AND DESCRIBED AS "OYEN'S ADDITION, TRACT 2 IN THE $W\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SECTION 1, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA". IT IS FURTHER PROVIDED THAT ANY STREETS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HERBY, OR HAVE BEEN PREVIOUSLY, DEDICATED FOR THE PURPOSES INDICATED THEREIN.

Marie Oyen
 BY: Marie Oyen
 HER ATTORNEY IN FACT

STATE OF SOUTH DAKOTA
 COUNTY OF MINNEHAHA

ON THIS 10 DAY OF August, 1989, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED Marie Oyen, KNOWN BY ME TO BE THE PERSON DESCRIBED ABOVE AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

James P. Sullivan
 NOTARY PUBLIC
 My commission expires:

CERTIFICATE OF COUNTY TREASURER

I, THE DULY ELECTED, QUALIFIED AND ACTING TREASURER FOR MINNEHAHA COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH WOULD, IF NOT PAID, BECOME LIENS UPON ANY OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, ARE FULLY PAID.

DATED THIS 27 DAY OF Dec, 1989.

Debra P. Prichard
 TREASURER
 MINNEHAHA COUNTY

CERTIFICATE OF COUNTY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT HAS APPROVED BY THE MINNEHAHA COUNTY PLANNING COMMISSION ON THE 25th DAY OF Sept, 1989.

Elaine Megard
 CHAIRMAN
 MINNEHAHA COUNTY PLANNING COMMISSION

CERTIFICATE OF COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THIS PLAT OF "OYEN'S ADDITION, TRACT 2 IN THE $W\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SECTION 1, T103N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA", PREPARED BY A LAND SURVEYOR DULY LICENSED IN THE STATE OF SOUTH DAKOTA, WAS SUBMITTED TO THE BOARD OF COMMISSIONERS OF MINNEHAHA COUNTY, AND THAT AFTER DUE CONSIDERATION, THE BOARD, AT ITS MEETING HELD ON THE 26th DAY OF September, 1989, APPROVED SAID PLAT.

Richard A. Hines
 COUNTY AUDITOR
 MINNEHAHA COUNTY

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THIS PLAT WAS RECEIVED BY ME ON THE 19 DAY OF Dec, 1989, AND IS FILED IN MY OFFICE.

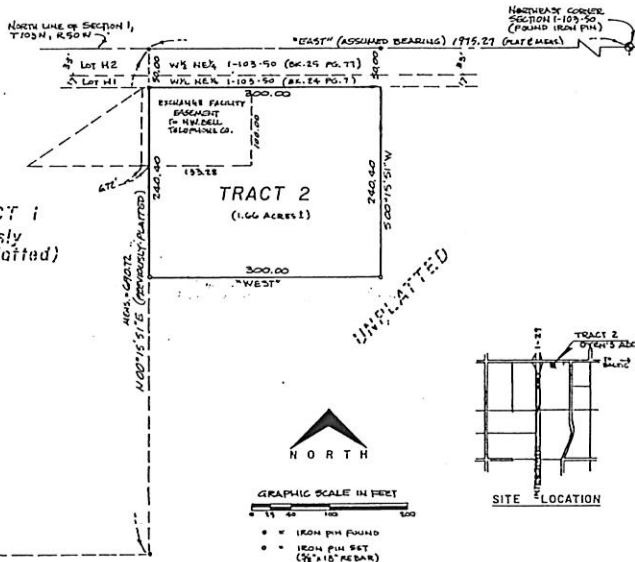
Dennis Whitney Dep
 DIRECTOR OF EQUALIZATION
 MINNEHAHA COUNTY

R918972

REGISTER OF DEEDS

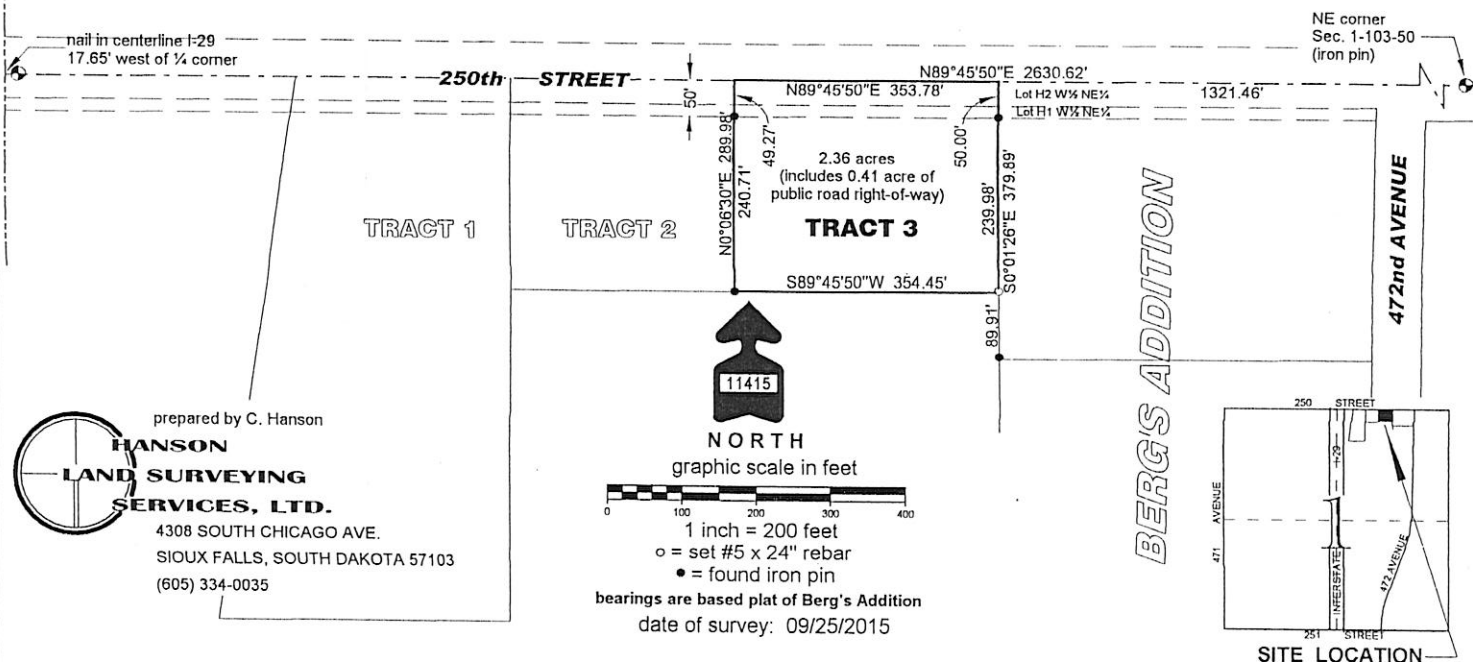
FILED FOR RECORD ON THIS 27 DAY OF Dec, 1989, AT 3:40 O'CLOCK P.M., AND RECORDED IN BOOK 51 OF PLATS AT PAGE NO. 203

Marilee Stolle
 REGISTER OF DEEDS
 MINNEHAHA COUNTY



H-2 Book 24 Pg 77 Sept 1962 No Driveway
 H-1 Book 24 Pg 7 June 1961 No Driveway

**OYEN'S ADDITION IN THE W $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 1
T103N, R50W, 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA
(TRACT 3)**



ROAD AUTHORITY CERTIFICATE

I _____ (name) of the _____ (agency) do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval.

date:

OWNER'S CERTIFICATE

This is to certify that I, Joanne K. Oyen, am the owner of the land shown on the accompanying plat, that the development of this land conforms to all existing applicable zoning, subdivision, and erosion and sediment control regulations, and that I authorized a Registered Land Surveyor to survey and plat this land for the purpose of description. This land so plat~~ted~~ shall hereafter be known and described as OYEN'S ADDITION IN THE W½ NE¼ OF SECTION 1, T103N, R50W, 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA". The tract herein plat~~ted~~ is tract 3.

JOANNE K. OYEN

State of South Dakota)
County of Minnehaha)ss

On this _____ day of _____, 2015, before me, the undersigned officer, personally appeared Joanne K. Oyen, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes contained therein.

In witness thereof I hereunto set my hand and official seal.

NOTARY PUBLIC
My commission expires:

COUNTY PLANNING DIRECTOR'S CERTIFICATE

I, Planning Director for Minnehaha County, do hereby certify that this plat has been reviewed by me or my authorized agent, and has been approved.

Dated this _____ day of _____, 2015

PLANNING DIRECTOR MINNEHAHA COUNTY, SD


SURVEYOR'S CERTIFICATE

On September 25, 2015 I surveyed a tract of land which is shown hereon, to be named Tract 3, of the plat of OYEN'S ADDITION IN THE W½ NE¼ OF SECTION 1, T103N, R50W, 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA. The tract so surveyed may be more particularly described as follows:

Beginning at a point on the north line of the Northeast Quarter of said Section 1-103-50 at its intersection with the northerly extension with east line of Tract 2 of the plat of OYEN'S ADDITION previously surveyed, platted and recorded; thence North 89 degrees 45 minutes 50 seconds East on said north line, 353.78 feet to the northwest corner of Tract 1 of BERG'S ADDITION, previously surveyed, platted and recorded; thence South 00 degree 01 minute 26 seconds East on the west line of said BERG'S ADDITION, 289.98 feet; thence South 89 degrees 45 minutes 50 seconds West, 354.45 feet to the southeast corner of Tract 2 of OYEN'S ADDITION above named; thence North 00 degree 06 minutes 30 seconds East, 289.98 feet to the point of beginning.

I further certify that this plat is correct in all respects as I verily believe, and that I am a Land Surveyor duly registered under the laws of the State of South Dakota.

Dated this 26th day of SEPTEMBER, 2015.


CHARLES M. HANSON Reg. No. 296

CHARLES M. HANSON

Reg. No. 296

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Minnehaha County, South Dakota, hereby certify that all taxes upon any land shown in the accompanying plat as shown by the records of my office, have been paid in full.

TREASURER
MINNEHAHA COUNTY, SOUTH DAKOTA

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, the Director of Equalization of Minnehaha County, South Dakota, do hereby certify that a copy of the above plat has been filed in my office.

DIRECTOR OF EQUALIZATION
MINNEHAHA COUNTY SOUTH DAKOTA

MinnEmap
Minnehaha County GIS

Enter address

Parcel ID: 58682

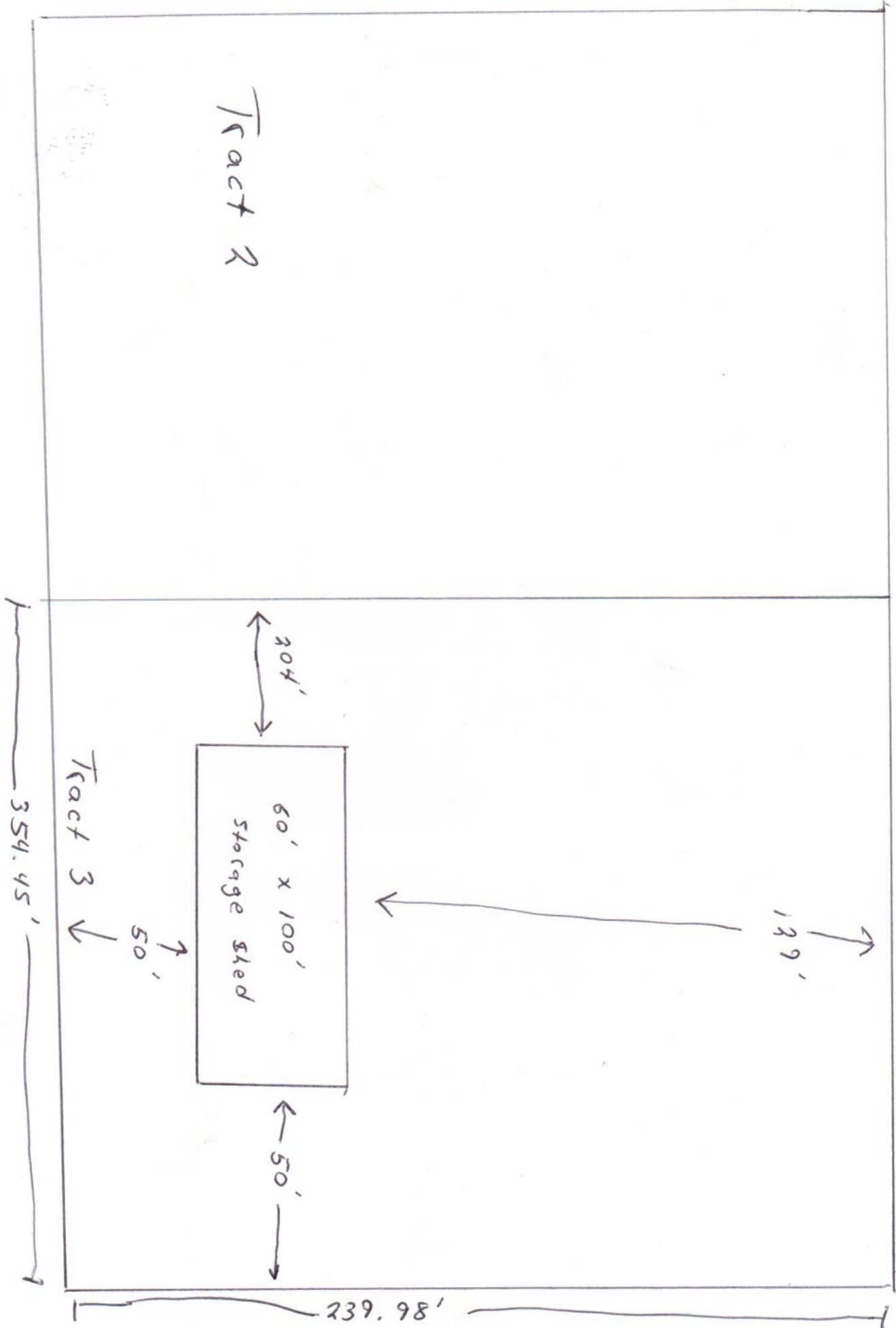
Physical Address:
Owner: PERFORMANCE PROPERTY
Address: 47165 250TH ST

Legal: TRACT 2 OYEN'S ADDN W1/2
NE1/4 1 103 50 LYONS TOWNSHIP
103-50

Acres: 1.66
Zoning: C
School District: BALTIC SCHOOL
DISTRICT #49-1

Mailing Address:
Owner: PERFORMANCE PROPERTY
Address: 47165 250TH ST
City, St: BALTIC, SD

Zoom to



WARRANTY DEED—State Form

1602

Hipple Printing Co., Pierre, S. D.

BOOK 230, PAGE 162

Lars Theodore Berg and Myrtle Berg

Grantor(s), of

Minnehaha

County, State of South Dakota

for and in consideration of One thousand five hundred seven dollars and 35/100

(\$1,507.35)

DOLLARS

GRANTS, CONVEYS AND WARRANTS to

THE STATE OF SOUTH DAKOTA

grantee, of Pierre, South Dakota P. O., the following described

real estate in the County of Minnehaha in the State of South Dakota:

Lot H-4 of Lot 1 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 103 North, Range 50 West
of the 5th Principal Meridian in Minnehaha County, South Dakota, as shown by Plat
made by S. W. Gentle, Registered Land Surveyor, under date of September 28, 1962;
said Plat to be filed in the Office of the Register of Deeds, Minnehaha County,
South Dakota. Plat 25, Page 78

Said Lot H-4 of Lot 1 contains 0.13 acres, more or less.

ALSO: Lot H-2 in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 104 North, Range 50 West
of the 5th Principal Meridian in Minnehaha County, South Dakota, as shown by Plat
made by S. W. Gentle, Registered Land Surveyor, under date of September 28, 1962;
said Plat to be filed in the Office of the Register of Deeds, Minnehaha County,
South Dakota. Plat 25, Page 80.

Said Lot H-2 contains 8.72 acres, more or less.

STATE OF SOUTH DAKOTA, MINNEHAHA COUNTY, ss.

Recorded this 3 day of APRIL 1963 at 9:30 o'clock AM
in Book 230 of Deeds, Page 162.

EDWARD BUTLERMISK Register of Deeds E. J. [Signature] Deputy

Transfer of the above property is to include "CONTROLLED ACCESS" in accordance with
Chapter 155 of the 1953 Session Laws of the State of South Dakota. No access except
to local road by 24 foot wide entrance at Station 21+62. Left local road stationing.

Dated this 4th day of February 1963

Lars Theodore Berg
Myrtle Berg

State of South Dakota } ss.
County of Minnehaha }

On this 4th day of February in the year 1963
before me E. J. [Signature] a Notary Public within and for
said County and State, personally appeared Lars Theodore Berg

Myrtle Berg
known to me to be the persons who are described in, and who executed the within instrument,
and acknowledged to me that they executed the same.

E. J. [Signature]
Notary Public.

My Commission expires Sept 1, 1967

BOOK 230 PAGE 154

Adolph Oyen and Marie Elizabeth Oyen

Grantor Adolph Oyen and Marie Elizabeth Oyen, of
Minnehaha County, State of South Dakota

for and in consideration of Two thousand four hundred sixty nine dollars and fifty cents
— (\$2,469.50) — DOLLARS

GRANTS, CONVEYS AND WARRANTS to
THE STATE OF SOUTH DAKOTA

grantee of Pierre, South Dakota P. O., the following described
real estate in the County of Minnehaha in the State of South Dakota:

Lot H-2 in the W½NE¼ of Section 1, Township 103 North, Range 50 West of the 5th
Principal Meridian in Minnehaha County, South Dakota, as shown by Plat made by
S. W. Gentile, Registered Land Surveyor, under date of September 28, 1962; said Plat
to be filed in the Office of the Register of Deeds, Minnehaha County, South Dakota.
Said Lot H-2 contains 14.25 acres, more or less.

STATE OF SOUTH DAKOTA, MINNEHAHA COUNTY, S.D.
Recorded this 12 day of APRIL, 1963 at 11:00 o'clock AM
in Book 230 of Minnehaha Page 154
EDWARD BUTTEMEIER Register of Deeds. By M. A. Johnson Deputy

Transfer of the above property is to include "CONTROLLED ACCESS" in accordance with
Chapter 155 of the 1953 Session Laws of the State of South Dakota. No access except by
24 foot wide entrance to local road at Station 21.65. Right of local road stationing.

Dated this 6 day of February, 1963
Adolph Oyen
Maria Elizabeth Oyen

State of South Dakota
County of Minnehaha ss.

On this 6 day of February, in the year 1963
before me [Signature] a Notary Public within and for
said County and State, personally appeared Adolph Oyen & Maria Elizabeth Oyen

known to me to be the person who described in, and who executed the within instrument,
and acknowledged to me that she executed the same.

[Signature] Notary Public.
My Commission expires June 14 - 1969

Exhibit D

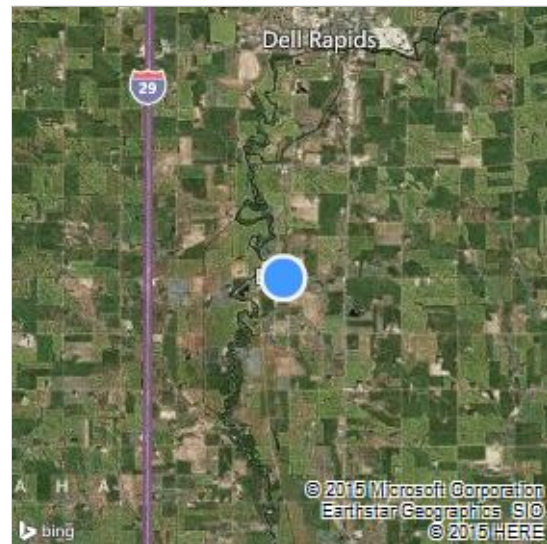


Baltic, SD

My Notes



On the go? Use m.bing.com to find maps, directions, businesses, and more



Bird's eye view maps can't be printed, so another map view has been substituted.

THIS INSTRUMENT PREPARED BY:

Lee A. Magnuson
141 N. Main Ave.
Suite 900
Sioux Falls, SD 57104
(605) 332-5999



SOUTH DAKOTA, MINNEHABA COUNTY	
Recorded <u>JAN 10 2007</u> at <u>12:00</u> o'clock	
In Book <u>255</u> of <u>1652</u>	Page <u>851</u>
JUNE O. RISTY, REGISTER OF DEEDS	
By <u>Brouce</u>	Deputy <u>12m</u>

BOOK 255 PAGE 851

R700995

SHORT FORM CONTRACT FOR DEED SF69541

THIS AGREEMENT, entered into between James L. Oberg of 501 South Park Avenue, Colton, South Dakota ("Seller"), and Performance Property Management LLC, a South Dakota Limited Liability Company with its principal office located at 47165 250th Street, Baltic, South Dakota ("Buyer").

WITNESSETH:

In consideration of One Hundred Fifty Thousand Dollars (\$150,000.00), and other good and valuable consideration, and in consideration of the payments stipulated to be made in the Contract for Deed and Personal Guarantee (herein "Contract for Deed") dated November 22, 2006, and in consideration of the mutual and reciprocal covenants flowing between the parties therein, Seller has agreed to sell and the Buyer has agreed to buy Seller's interest in the following-described real estate situated in the County of Minnehaha in the State of South Dakota:

Tract 2 in Oyen's Addition in the West Half of the Northeast Quarter (W½ NE¼) of Section 1, Township 103 North, Range 50 West of the 5th PM, Minnehaha County, South Dakota, according to the recorded plat thereof.

That all of the terms and conditions of said Contract for Deed of the above-described real estate are set forth in the above referred to Contract for Deed between the parties hereto and that each of the parties has a true and correct copy thereof and said Contract for Deed is incorporated herein by reference.

That because of the lengthy nature of said Contract for Deed, both parties hereby agree to record this Short Form of Contract for Deed rather than the full length Contract for Deed which contains all of the terms and conditions of the transaction.

Dated this 22 day of Nov, 2006.

SELLER:

James L. Oberg
James L. Oberg

Dated this 22 day of November, 2006.

BUYER:

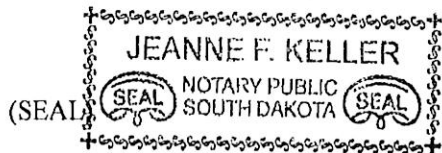
Performance Property Management LLC

By *James L. Warner*
Its member

STATE OF SOUTH DAKOTA)
COUNTY OF Lincoln : SS

On this the 22 day of November, 2006, before me, the undersigned officer, personally appeared James L. Warner, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



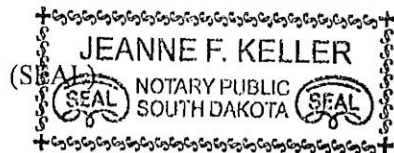
Jeanne F. Keller
Notary Public - South Dakota
My Commission Expires: December 22, 2007

STATE OF SOUTH DAKOTA)
COUNTY OF Lincoln : SS

RECEIVED
JAN 10 2007

On this the 22 day of November, 2006, before me, the undersigned officer, personally appeared Lance Warner, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Jeanne F. Keller
Notary Public, South Dakota
My Commission Expires: December 22, 2007

R429942

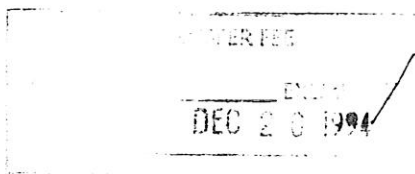
QUIT CLAIM DEED

BOOK 433 PAGE 589

ADMINISTRATOR, SMALL BUSINESS ADMINISTRATION, an Agency of the United States of America, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys and quit claims to James L. Oberg, the Grantee, of 501 S. Park, Colton, Minnehaha County, South Dakota, all interest in the following described real estate in the County of Minnehaha in the State of South Dakota:

Oyen's Addition, Tract 2 in the West One-half (W1/2) Northeast Quarter (NE1/4) of Section One (1), Township 103 North, Range 50 West of the 5th P.M., Minnehaha County, South Dakota.

DATED this 12th day of December, 1994.



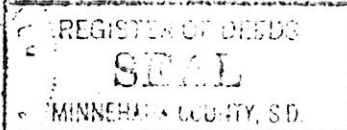
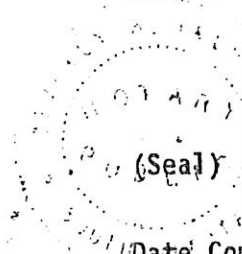
SMALL BUSINESS ADMINISTRATION

By Chester B. Leedom
Chester B. Leedom
District Director

STATE OF SOUTH DAKOTA
SS:
COUNTY OF MINNEHAHA

Before me, the undersigned Notary Public in and for said County and State, personally appeared Chester B. Leedom, to me known to be the person who executed the foregoing instrument and who, being duly sworn on oath, stated that he is District Director of the Sioux Falls, South Dakota, District Office of Small Business Administration, and that said instrument was executed by him for and on behalf of said Small Business Administration, pursuant to Delegation of Authority No. 13 CFR Part 101, as amended, and he acknowledged said instrument to be the free and voluntary act and deed of said Small Business Administration.

Witness my hand and official seal this 12th day of December, 1994.



Notary Public, Minnehaha County, S. D.

STATE OF SOUTH DAKOTA, MINNEHAHA COUNTY, SS
Recorded this 20 day of Dec, 1994 at 10:20 o'clock AM.
In Book 433 of Quit Page 589

Date Commission Expires: 2-26-97 MARLENE WOLFE Register of Deeds By Broun Deputy
Sun

Exempt from transfer fee pursuant to SDCL 43-4-22(2).

PREPARED BY: SMALL BUSINESS ADMINISTRATION 110 S. PHILLIPS AVE SIOUX FALLS, SD 57102
330-4231

White, Brooke

From: Lehmkuhl, Tom
Sent: Thursday, March 31, 2016 3:09 PM
To: White, Brooke; Sharon Johnson (Sharon.Johnson@dot.gov)
Cc: Hight, Joanne
Subject: RE: Warne Relinquishment of Control of Access

The Environmental office concurs with the request for an expansion of the break in control of access being approved.

Tom Lehmkuhl

Environmental Supervisor
SDDOT – Environmental Office
Ph: (605) 773-3721
Cell: (605) 295-1150

From: White, Brooke
Sent: Thursday, March 31, 2016 2:28 PM
To: Lehmkuhl, Tom; Sharon Johnson (Sharon.Johnson@dot.gov)
Subject: RE: Warne Relinquishment of Control of Access

Checking in to see how things are coming on your review of this item. Please advise. Thank you.

Brooke A. White
605.367.4970 ext 2120

From: White, Brooke
Sent: Wednesday, January 20, 2016 3:53 PM
To: Lehmkuhl, Tom; Sharon Johnson (Sharon.Johnson@dot.gov)
Subject: Warne Relinquishment of Control of Access

Hello...

Please review the attached information. We have received internal approval for the request from all required parties. We are now at the point of environmental review and preliminary FHWA approval. Please advise. Thank you!

Brooke A. White

SDDOT-Access Management Engineer
5316 W 60th Street North
Sioux Falls, SD 57107
605.367.4970 ext 2120/605.367.5680 (O)/605.201.1013 (C)

REVIEW MEMORANDUM**REVIEW REPORT**

Prepared For: South Dakota Department of Transportation, Federal Highway Administration

Intended User: South Dakota Department of Transportation, Federal Highway Administration

Use of Review: To be used as a basis for compensation to the State of South Dakota in order for the owners of the subject property to obtain legal access to the state highway by getting a break in the control of access that had previously been imposed along the highway frontage of the subject property.

Purpose of the Assignment: The purpose of this review is to ensure that the appraisal of the property described below was prepared in accordance with State and Federal Highway Administration standards and that the opinions of value contained in the report was reasonable and reliable as of the effective date of the appraisal.

Effective Date of the Appraisal: 9/23/2016

Date of the Report: 10/5/2016

Date of Review Inspection: 10/25/2016

Date of the Review: 10/31/2016

Approved Values:

Value With Legal Access	\$300,000
Value Without Legal Access	\$285,700
Value of Legal Access	\$ 14,300

Review By: Kenneth E. Brilz

Title: Acting Right of Way Supervisor - Appraisal

APPRAISAL REPORT:

Property Description: Tract 2 in Oyen's Addition in the W1/2 NE1/4 of Section 1, Township 103 North, Range 50 west of the 5th P.M., Minnehaha County, South Dakota.

Size: 72,120 square feet

Improvements: 6,496 sq. ft. service garage

Interest: Fee Simple

Location: 47165 250th Street

Baltic, South Dakota

Fee Owner: Performance Property Management, LLC

Lessee: none

Appraisal By: Steven C. Shaykett, MAI

Effective Date: 9/23/2016

Appraised Values:	Value With Access	\$300,000
	Value Without Access	\$285,700
	Value of Legal Access	\$ 14,300

Scope of the Review: The review appraiser performed a technical field review of the appraisal report. This involved a thorough review and analysis of the information and analysis contained within the appraisal report; a careful examination of the internal logic and consistency; and a physical inspection of the comparable sales and the subject property. The reviewer did not confirm the data contained within the report nor identify additional comparative market data.

Findings: It is the reviewer's opinion that the appraisal is adequately supported and that the analysis, opinions, and conclusions within the report are appropriate and reasonable. It is also the reviewer's opinion that the report complies with recognized appraisal principals and practices (Uniform Standards of Professional Appraisal Practice), the appraisal assignment, and the Uniform Appraisal Standards for Federal land Acquisitions. This is a review as to the quality of work and not a separate opinion of value. The appraiser's values were considered reliable.

ASSUMPTIONS & LIMITING CONDITIONS:

The certification of the Review Appraiser appearing in the review appraisal report is subject to the following conditions:

- Information furnished in the appraisal and given consideration in this opinion is believed to be reliable. However, no responsibility for that data is assumed.
- No responsibility is assumed for matters legal in nature, nor is any opinion rendered as to the merchantability of the title of the property appraised.
- This review constitutes a limited assignment and should not be construed as an appraisal of the subject property.
- Loss, removal, or modification of any portion of this report, submitted together with the appraisal, renders the entire analysis null and void.
- It is agreed and understood that attendance and testimony in legal proceedings in connection with this review appraisal will not be required.

REVIEW APPRAISER'S CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of the work under review within the three - year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- my compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated results, or the occurrence of a subsequent event directly related to the intended use of the appraisal review.
- the appraisal was made and the appraisal report prepared in conformity with the Uniform Standards of Professional Appraisal Practice, the appropriate State laws, regulations, policies, and procedures applicable to appraisal of real property for such purposes, e.g., SD ROW Manual & Federal Regulation 49 CFR 24.103.
- no one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.
- I understand the estimate may be used in connection with Federal Highway Funds.
- I have personally inspected the subject property and indexed sales by physical inspection, or have adequate knowledge thereof.
- I have no direct, or indirect, present or contemplated future personal interest in this property or in any benefit for the acquisition of this property.
- The estimate has been reached independently based on the appraisal and other factual data of record, without collaborations or direction. All items considered in the estimate may be considered for reimbursement of funding to the Federal Highway Administration.

Review Appraiser: Kenneth E. Bigg

Date: 10/31/2016

Shaykett Appraisal Company, Inc.

601 N. Minnesota Avenue, Suite 100

Sioux Falls, South Dakota 57104-8413

Phone (605) 332-3553 • Fax (605) 332-0243

Email: shaykettappraisal@shaykettappraisal.com

Travis E. Shaykett

State Certified General Appraiser

Steven C. Shaykett, MAI

State Certified General Appraiser

George P. Stavrenos

State Certified General Appraiser

October 5, 2016

Vogt, Brown, Merry, & Hammer

Attn: Mr. Joshua R. Brown

301 E. 4th Street

Post Office Box 100

Dell Rapids, South Dakota 57022

RE: Appraisal Report of the
Performance Property Management LLC. Property
A 72,120 Square Foot Site
Improved With a 6,496 Square Foot Service Garage Building
Located at 47165 250th Street
Baltic, South Dakota
Control #16-70

Dear Mr. Brown:

In accordance with your request, I have prepared an Appraisal Report of the above referenced property. Purpose of the appraisal is to estimate the "as is" fee simple estate market value of the subject property, without legal access and "hypothetical" fee simple estate market value with legal access, with the difference, as a measure of the value of the access. Intended use of the appraisal is acquiring access from the State of South Dakota from a control of access highway.

After viewing the subject property on September 23, 2016, as well as completing research and analysis necessary for the appraisal of the property, it is my opinion that the fee simple estate market values of the subject property as of September 23, 2016 were as follows:

Value With Access	\$300,000
Value Without Access	\$285,700
Value of Access	\$ 14,300

Analysis of the subject property and the data on which the appraiser's opinions are based are set forth in the following report. Appraisal has been made in conformity with generally accepted appraisal practices in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and CFR 24.103. Appraisal is subject to all assumptions, limiting conditions, and other special limiting conditions as set forth in this report.

**APPRAISAL REPORT
OF THE
PERFORMANCE PROPERTY MANAGEMENT LLC. PROPERTY
A 72,120 SQUARE FOOT SITE
IMPROVED WITH
A 6,496 SQUARE FOOT BUILDING
LOCATED AT
47165 250ST STREET
BALTIMORE, SOUTH DAKOTA**

CONTROL NUMBER 16-70

CLIENT

**VOGT, BROWN, MERRY, & HAMMER
ATTN: MR. JOSHUA R. BROWN
301 E. 4TH STREET
POST OFFICE BOX 100
DELL RAPIDS, SOUTH DAKOTA 57022**

DATE OF VALUE – SEPTEMBER 23, 2016

BY

**SHAYKETT APPRAISAL COMPANY, INC.
601 NORTH MINNESOTA AVENUE, SUITE 100
SIOUX FALLS, SOUTH DAKOTA 57104-8413
(605) 332-3553**

October 5, 2016

Mr. Brown

Page 2

Client and intended user of the appraisal is the Vogt, Brown, Merry, & Hammer, for the intended use as stated. Use of this report without the consideration of the whole, or for any other use or by any other user is strictly prohibited, and this appraisal, when used in this manner, is null and void and of no effect.

Thank you for this opportunity to provide appraisal services. Please contact me if you have any questions or require additional information.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'S. Shaykett', with a stylized, cursive flourish.

Steven C. Shaykett, MAI
State Certified General Appraiser
No. 155CG-2017

SCS/mp

LIMITING CONDITIONS

This appraisal report and the letter of transmittal and the certification of value are made expressly subject to the following limiting conditions, and any special limiting conditions contained elsewhere which are incorporated herein by reference.

1. This appraisal is subject to the accuracy of the legal description furnished the appraiser; however, I can assume no responsibility for matters legal in nature, nor can I render an opinion as to the title.
2. The distribution of the total valuation between land and improvements applied only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
3. I believe the information which was furnished to me by others is reliable, but I assume no responsibility for its accuracy. The comparable data relied upon in this appraisal is believed to be from reliable sources. However, it was not possible to view the comparables completely and it was necessary to rely on the information furnished by others as to said data. Therefore, the value conclusions are subject to the correctness of said data.
4. Unless otherwise indicated, all existing liens and encumbrances have been disregarded and the property is appraised as though it were free and clear of any such impediments that might affect value. The property is appraised as though it were under responsible ownership and competent management.
5. Subsurface rights (minerals and oil) were considered as they may contribute to the value of the surface rights unless otherwise indicated.
6. All furnishings and equipment, except those specifically indicated, have been disregarded by the appraiser. Only the real estate has been considered.
7. The appraiser has viewed, as far as possible, by observation, the land and the improvements thereon and has reported damage, if any, by termites, dry rot, wet rot, or other infestations as a matter of information. However, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Viewing by the appraiser does not guarantee the lack of the presence of any hazardous materials, gases, or other materials which could be considered to pollute the environs of the subject property. Therefore, no representations are made herein as to these matters and unless specifically considered in the report, my value estimate is subject to any such conditions that could cause a loss in value.
8. Any sketches in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.

LIMITING CONDITIONS

9. I am not required to give testimony or to appear in court by reason of this appraisal with reference to the property in question unless arrangements have been previously made therefore.
10. Possession of this report or a copy thereof does not carry with it the right of publication. 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, nor for any purpose, without the written consent and approval of the appraiser, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation.
11. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
12. The appraiser is not aware of the presence of soil contamination on the subject property, unless otherwise noted in this appraisal report. The effect upon market value, due to contamination was not considered in this appraisal, unless otherwise stated.
13. The appraiser is not aware of the presence of asbestos or other toxic contaminants in the building(s), unless otherwise noted in this report. The effect upon market value, due to contamination was not considered in this appraisal, unless otherwise stated.
14. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
15. The appraisal is subject to any proposed improvements or additions being completed as set forth in the plans, specifications, and representations referred to in the report, and all work being performed in a good and workmanlike manner. The appraisal is further subject to the proposed improvements or additions being constructed in accordance with the regulations of the local, county, and state authorities. The plans, specifications, and representations referred to are an integral part of the appraisal report when new construction or additions, renovation, refurbishing, or remodeling applies.

LIMITING CONDITIONS

16. The limit of liability of the appraiser or Shaykett Appraisal Company, Inc. is limited to the client only and to the amount of the fee received. Further there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of this assignment. The appraiser is also in no way responsible for the costs to correct any physical, economic, legal or any other deficiencies of the property. In the case of any third party actions brought against the client, the client will hold the appraiser completely harmless.
17. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.
18. Provision of an Insurable Value by the appraiser does not change the intended user or the intended purpose of the appraisal. The appraiser assumes no liability for the Insurable Value estimate provided and does not guarantee that any estimate or opinion will result in the subject property being fully insured for any possible loss that may be sustained. The appraiser recommends that an insurance professional be consulted. The Insurable Value estimate may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in the report are true and correct;

The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions and are my personal, unbiased professional analyses, opinions, and conclusions;

I have no direct or indirect, present or prospective, future personal interest in the property appraised and no personal interest or bias with respect to the subject property or the parties involved;

My compensation received for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;

The appraisal was made and the appraisal report prepared in conformity with the *Uniform Appraisal Standards for Federal Land Acquisitions*;

The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1¹⁴ of the *Uniform Appraisal Standards for Federal Land Acquisitions*;

I have personally viewed the property appraised and that the property owner, or his/her designated representative, was given the opportunity to accompany me on the property viewing;

No one provided significant professional assistance to the appraiser;

My engagement in this assignment was not contingent upon developing or reporting predetermined results;

I have performed appraisal services regarding the subject property within the three-year period immediately preceding this assignment;

That any decrease or increase in the fair market value of real property prior the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within reasonable control of the owner, has been disregarded in determining the compensation for the property;

The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal or in the data book or report that supplements the appraisal;

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute; and

Based upon my independent appraisal and exercise of my professional judgment, my opinion of the value of the access to the subject property as of September 23, 2016 was \$14,300.

Date: 10-5-16



Steven C. Shaykett, MAI
State Certified General Appraiser
No. 155CG-2017

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location: 47165 250th Street
Baltic, South Dakota

Owner of Record: Performance Property Management LLC.

Property Rights Appraised: Fee Simple Estate

Site Size: 72,120 Square Feet

Improvements: Subject is improved with a 6,496 square foot building.

Zoning: C, Commercial District

Effective Date of Value: September 23, 2016

Highest and Best Use: Commercial Use

***** VALUATION SUMMARY *****

<u>"As Is" Fee Simple Estate Market Value:</u>	<u><i>With Access</i></u>	<u><i>Without Access</i></u>
Indicated by the		
Cost Approach	N/A	N/A
Income Capitalization Approach	N/A	N/A
Sales Comparison Approach	\$300,000	\$285,700
<u>Final Estimate of Market Value:</u>		
Value with Access	\$300,000	
Value without Access	\$285,700	
Value of Access	\$14,300	

TABLE OF CONTENTS

LETTER OF TRANSMITTAL	
LIMITING CONDITIONS	
APPRAISER'S CERTIFICATION	
SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS	
IDENTIFICATION OF THE PROPERTY	1
CLIENT AND INTENDED USER	1
PURPOSE AND INTENDED USE OF THE APPRAISAL	1
APPRAISAL REPORT OPTION	1
RECORDED PLAT	2
DATE OF VALUE AND DATE OF THE REPORT	3
PROPERTY RIGHTS APPRAISED	3
DEFINITION OF MARKET VALUE	3
JURISDICTIONAL EXCEPTION	3
PERSONAL PROPERTY	4
INTANGIBLE PROPERTY	4
HYPOTHETICAL CONDITIONS	4
EXTRAORDINARY ASSUMPTIONS	4
SCOPE OF WORK	5
AREA DATA	7
AREA MAP	8
NEIGHBORHOOD DATA	9
NEIGHBORHOOD MAP	10
NEIGHBORHOOD AERIAL	11
MARKET CONDITIONS	12
ZONING	13

TABLE OF CONTENTS

NEIGHBORHOOD ZONING MAP	14
ASSESSMENT INFORMATION AND TAX DATA	15
SITE DESCRIPTION	16
SITE AERIAL	17
DESCRIPTION OF THE IMPROVEMENTS	18
HIGHEST AND BEST USE	20
VALUATION OF THE SUBJECT PROPERTY AS IMPROVED WITH ACCESS	22
SALES COMPARISON APPROACH	23
RECONCILIATION AND FINAL ESTIMATE OF MARKET VALUE	27
AS IS VALUATION	28
SALES COMPARISON APPROACH	29
RECONCILIATION AND FINAL ESTIMATE OF MARKET VALUE	33
APPRAISER QUALIFICATIONS	34

***** ADDENDA *****

COMPARABLES MAP(S)

LAND SALES

IMPROVED SALES

EXHIBITS:

- 1 – Zoning District Summary
- 2 – Floodplain Map
- 3 – Site Value
- 4 – Photographs of Subject Property

APPRAISAL REPORT

IDENTIFICATION OF THE PROPERTY

LEGAL DESCRIPTION:

Legal description as taken from the last deed of record is as follows:

*Tract 2 in Oyen's Addition in the West Half of the Northeast Quarter of Section 1,
Township 103 North, Range 50 West of the 5th PM, Minnehaha County, South Dakota,*

A copy of the recorded plat can be found on the following page.

LOCATION:

Subject property is located at the southeast corner of Interstate 29 and 250th Avenue, about 10 miles north of Sioux Falls, South Dakota. Subject property has a physical address of 47165 250th Street, based on Minnehaha County records.

SUBJECT PROPERTY:

Subject property consists of a 6,496 square foot service garage building sitting on a 72,120 square foot site. Site and improvements will be discussed in greater detail in later sections.

OWNERSHIP AND HISTORY:

Subject property has been under the ownership of Performance Property Management LLC., since November 22, 2004, when James L. Oberg transferred ownership of subject. via Contract for Deed, as recorded in the Minnehaha Register of Deeds Office in Miscellaneous Book 255 at page 851. Deed shows consideration of \$150,000. Mr. Oberg acquired title on December 12, 1994 by Quit Claim Deed from the Small Business Administration and recorded in Book 433 at page 589. Subject property is not listed for sale or lease on the open market to the knowledge of appraiser.

CLIENT AND INTENDED USER

Client and intended user of the appraisal is Mr. Joshua R. Brown of Vogt, Brown, Merry, & Hammer. South Dakota Department of Transportation is identified as an additional intended user.

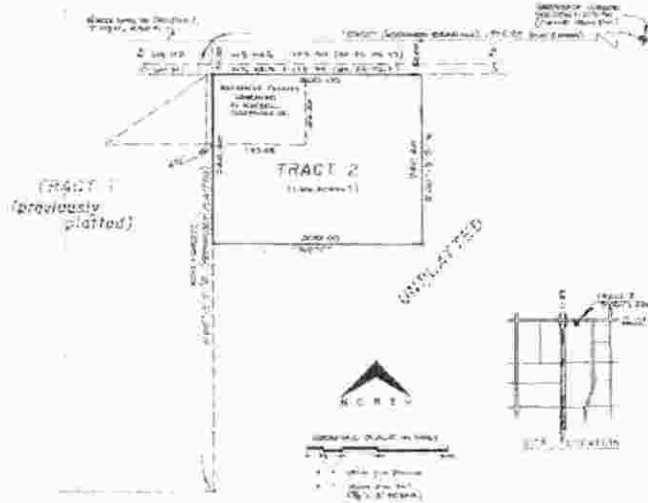
PURPOSE AND INTENDED USE OF THE APPRAISAL

Purpose of the appraisal is to estimate the "as is" fee simple estate market value of the subject property, without legal access and "hypothetical" fee simple estate market value with legal access, with the difference, as a measure of the value of the access. Intended use of the appraisal is acquiring access from the State of South Dakota from a control of access highway

APPRAISAL REPORT OPTION

Appraisal is an Appraisal Report in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and CFR 24.103.

OYEN'S ADDITION, TRACT 2
IN THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 1, T103N, R80W,
MINNEHABA COUNTY, SOUTH DAKOTA

[illegible]

I, WILLIAM H. HARRIS, being the first of my known and acknowledged heirs, do hereby certify that I am a landowner not registered under the laws of the State of New York.

WITNESSED my hand and seal of office this 1st day of August, 1944.

Wm. H. Harris
 Notary Public for the State of New York

[illegible]STATE OF NEW YORK
IN SENATE
JANUARY 10, 1906.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 17, 1899.
ALBANY:
J.B. LIPPINCOTT & COMPANY, PRINTERS.
1906.

DO THIS 10 DAY OF 12 1968, I, DAVID P. BROWN OF THE PROSECUTOR GENERAL'S OFFICE FOR SAID COUNTY
DO HEREBY CERTIFY THAT THE 10 DAY OF 12 1968, IS THE DAY OF THE TRINITY OBSERVED
AND IN MY OFFICIAL CAPACITY, I DO SO, EXCEPTING THE FOL-
LOWING: THE 10 DAY OF 12 1968
IN WITNESS WHEREOF, I SIGN
DAVID P. BROWN, OFF. CLERK, SEAL

COMPARISON OF CITY TREASURER

1. ONE SEX SELECTOR, COMPLETED AND ACTING TREASURER FOR HINDSBURG COUNTY, SOUTH CAROLINA. REASON ONE
 IS THAT HE HAS BEEN IN DEBT, IT WAS PAID, BECAME LOST TO US OR THE "AND THEN HE WAS ACCU-
 SING ME, AS BEING IN THE KNOWLEDGE OF MY OFFICE, AND THAT WAS IT."

SIGNED THIS 27 DAY OF Dec 1996. *Debra Erickson*

CERTIFICATE OF CORRECT 12MR,20 SPECIFICATION

RECEIVED JANUARY TWO AND MAY BE RETURNED BY THE ALABAMA COUNTY PLANNING COMMISSION TO THE
DATE OF DEPT. 1980. ALABAMA COUNTY PLANNING COMMISSION

CERTIFICATE OF DEGREE COMPLETION

1. HERBERT DEWITT EAST, 11111 ROAD 90, TOWN OF TOWNSEND, TOWNSHIP 7 N, R. 40 E, OF THE 4th OF JUNE 1911, 11:25 AM, HUMBOLDT COUNTY, SOUTH DAKOTA, WARRANTED OFF A COPY OF THE 1911 ALMANAC IN THE STATE OF SOUTH DAKOTA, WAS SUBMITTED IN THE NAME OF COMMUNICATOR OF HUMBOLDT COUNTY, AND THAT AFTER THE COMMUNICATOR, THE ALMANAC, AT THE TOWN OF TOWNSEND, IN THE STATE OF SOUTH DAKOTA, TOWNSHIP 7 N, R. 40 E, OF JUNE 1911, 11:25 AM, HUMBOLDT COUNTY, SOUTH DAKOTA.

BOSCHER COUNTY, MISSOURI

RECEIVED 12/16/1919
COUNTY CLERK
ST. LOUIS, MO.

CONFIDENTIAL, BY DIRECTOR OF CONSPIRACY

1. Number (optional) 2047 2. Copy of (YES, NO) YES RECORDED BY: NG ON THE 19 DAY OF Dec 1957. AGE: 10 FILLED IN BY: LPT/MS

Freddie C. Hartman, Reg.
DIRECTOR OF REPRODUCTION
STANDARDIZATION SOCIETY

Appendix 12 of 2019

FIELD NO. CHECKED ON THIS 27 DAY OF June, 1964, AT 1545 HRS. 4 MILES FROM V. N. 1 OF TOWN AT ELEV. 203
Marlene Wolfe
 SURVEYOR OF RECORD

DATE OF VALUE AND DATE OF THE REPORT

Effective date of value is September 23, 2016, the date the property was viewed by Mr. Steven C. Shaykett, MAI, State Certified General Appraiser. Date of the appraisal report is the date stated on the Appraiser's Certification of Value.

PROPERTY RIGHTS APPRAISED

Property rights appraised are fee simple estate. Outstanding liens, mortgages, easements or other types of encumbrances are considered, but not separately addressed, unless stated elsewhere in the report.

Definition of fee simple estate, as used in this report, is taken from The Dictionary of Real Estate Appraisal, 6th Edition, published in 2015 at page 90.

Fee Simple Estate. Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

DEFINITION OF MARKET VALUE

Definition of market value is as follow:

"*Market Value*" is the highest price for which property considered at its best and most profitable use can be sold in the open market by a willing seller to a willing buyer, neither acting under compulsion and both exercising reasonable judgment. The "market value" of property includes every element which affects such value and which would influence a willing and able purchaser at the time of taking. "Market value" does not mean speculative or remote value, or one affected by sentimental or adverse elements. The measure of "consequential damages to the remainder" is the difference between the fair market value of the remainder of the tract immediately prior to the taking and its value thereafter. (SD DOT ROW Manual, Part C, Chapter 1)

JURISDICTIONAL EXCEPTION

A jurisdictional exception is an assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP, as discussed in the Scope of Work.

PERSONAL PROPERTY

Typically, personal property is not included in the value of real estate. Definition of personal property is as follows:

Personal Property. Identifiable tangible objects that are considered by the general public as being "personal" - for example, furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all tangible property that is not classified as real estate. (USPAP, 2016-17 Edition)

There is no personal property included in the final value estimate.

INTANGIBLE PROPERTY

Typically, intangible property is not included in the value of real estate. Definition of intangible property is as follows:

Intangible Property (Intangible Assets). Nonphysical assets, including but not limited to franchises, trademarks, patents, copyrights, goodwill, equities, securities, and contracts as distinguished from physical assets such as facilities and equipment. (USPAP, 2016-17 Edition)

There is no intangible property included in the final value estimate.

HYPOTHETICAL CONDITIONS

Hypothetical conditions are contrary to what exists. Definition of hypothetical condition, as used in this report, is taken from The Dictionary of Real Estate Appraisal, 6th Edition, published in 2015 at page 113, and reads as follows:

Hypothetical Condition.

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

Market value with legal access is subject to the following hypothetical condition:

1. Legal access to 250th Avenue is granted

EXTRAORDINARY ASSUMPTIONS

Extraordinary assumptions presume uncertain information to be factual. Definition of extraordinary assumption, as used in this report, is taken from The Dictionary of Real Estate Appraisal, 6th Edition, published in 2015 at pages 83 and 84, and reads as follows:

Extraordinary Assumption. An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

There are no hypothetical conditions or extraordinary assumptions in this appraisal report.

SCOPE OF WORK

Introduction:

Scope of work for this assignment is to value the subject property with and without legal access to 250th Avenue. In 1963 the State of South Dakota acquired control of access along this highway as part of the Interstate 29 project. In 1989 the subject site was platted and a driveway to the site was developed without obtaining a relinquishment of the control of access for this purpose. State of South Dakota is now requiring the current owner to pay the value of the access. Scope of work for this assignment also, includes departure from compliance with parts of the reporting requirements of USPAP, and in some areas to expand reporting requirements.

Jurisdictional Exceptions – Appraisal report is made in conformance with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). In the course of this appraisal, the appraiser has departed from USPAP based on the jurisdictional exception rule in two areas. First, the appraiser's estimate of market value, by definition, is not linked to a specified marketing or exposure time. USPAP requires an opinion of the estimated exposure time for the property being appraised to be offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Secondly, the appraiser has reviewed the exposure time for similar properties, but has not estimated an exposure time for the subject property in this appraisal report.

The estimate of market value of a property usually calls for employment of three approaches to value. These approaches to value are identified as follows:

- Cost Approach
- Income Capitalization Approach
- Sales Comparison Approach

In the Cost Approach, the appraiser estimates the new replacement cost of the improvements. A deduction is made for depreciation due to wear and tear, design and plan, and neighborhood defects. The value of the land, which is estimated by direct comparison with similar vacant sites, is then added to the depreciated cost of the improvements.

In the Income Capitalization Approach, the appraiser estimates the market rent, sometimes known as economic rent, from rents found in the market from similar properties. Next, there is a deduction for operating expenses to arrive at the net operating income. The net operating income is then capitalized into a value indication by means of one or more capitalization methods with data taken from the market.

SCOPE OF WORK

In the Sales Comparison Approach, the appraiser compares the subject property on a similar unit of comparison with similar sale properties. Adjustments are made for all factors of dissimilarity recognized by the market. All known sales were considered and used to develop market adjustments; however, the appraiser relied on only those considered to be most similar to the property appraised. After a thorough analysis, the data is then correlated into a final value estimate by this approach. The appraiser then correlates the indicated value estimates of the three approaches into a final value estimate. Consideration is given to the relative strengths and weaknesses of each approach, giving the most weight to the approach most commonly used by typical purchasers for the type of property appraised.

Scope of work for this appraisal assignment includes the development of the Sales Comparison Approach. Due to the purpose and intended use of this appraisal the completion of additional approaches is not warranted and would produce similar value estimates. In the opinion of the appraiser the elimination of the Income Capitalization Approach and the Cost Approach still produces credible results.

As part of this appraisal, the appraiser has made a number of independent investigations and analysis specific to this appraisal based on data developed during the appraisal and also on data files maintained in the appraiser's office and updated on an ongoing basis. Research undertaken and the major data sources used are discussed in the following paragraphs.

Property Description and Analysis:

Appraiser obtained pertinent information from the Minnehaha County Planning and Zoning Office and the Minnehaha County Equalization Office relating to the subject property as needed. Minnehaha County Courthouse records were reviewed by the appraiser for a history of transactions relating to the subject property for a period in excess of ten years.

Subject property was viewed by Mr. Steven C. Shaykett, MAI, State Certified General Appraiser on September 23, 2016, and was viewed for an earlier inspected on July 27, 2016. Photographs of the subject property and the surrounding area were taken on both dates.

Market Data Program:

Appraiser obtained data on comparable sales by researching sales occurring within the last three years which were similar use and located in the subject area. Appraiser obtained copies of deeds from the County Courthouse and attempted to contact the buyers, sellers, or others knowledgeable, to verify transaction data. Details of the verified sales are included in the Addenda.

Correlation and Final Value Estimate:

Upon completion of all the steps to gather and analyze data, a review of the value indications is made and a final value estimate conclusion.

AREA DATA

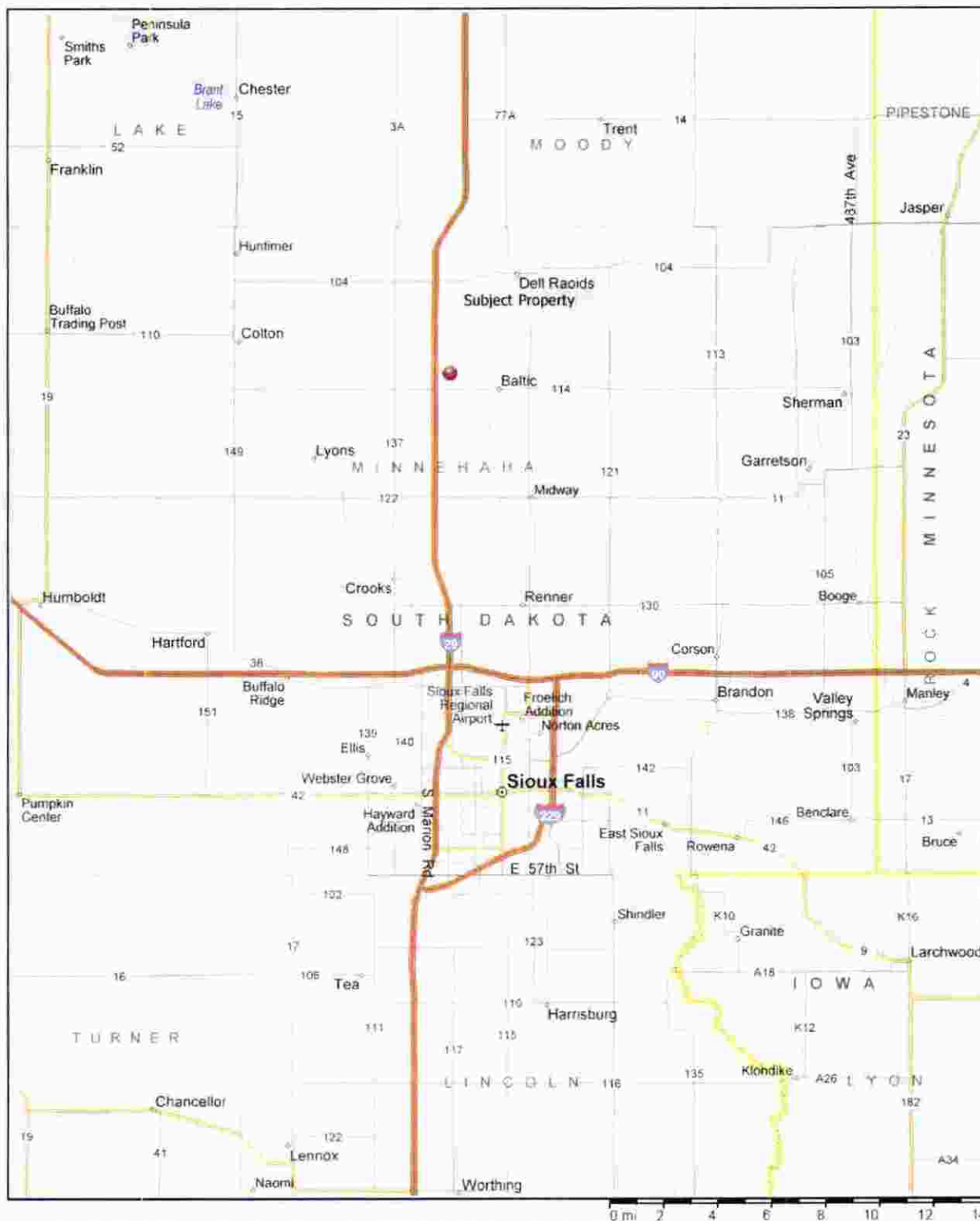
Subject property is located about 10 miles north of the Sioux Falls, which is the largest city in South Dakota and has economic impact for the subject area. Map on the following page shows the location of subject to Sioux Falls. For that reason, the appraiser has reviewed relevant economic, social, and governmental forces affecting the Sioux Falls area real estate market. For this report this data is presented in summary form as the intended user of the report already has some basic understanding of these forces. A full area data analysis is retained in the appraiser's files.

Sioux Falls population data indicates that Sioux Falls historically has been growing at a faster rate than the state and comparison communities. Furthermore, the economic capacity of the population is among the highest in the state and is continuing to increase at a rate greater than the current rate of inflation. Median household effective buying income is above any of the comparisons. Non-farm wage and salary employment has shown a slow but steady increase since 2009 and the unemployment rate has steadily decreased over the last several years. The combination of population growth and adequate buying capacity has made for an atmosphere of economic growth, which is reflected in the gross sales for the area and by the number of building permits issued. Retail sales have increased at approximately 8.00 percent annually since 2003. New construction building permit value for 2013, 2014, and 2015 surpassed historical highs each year.

Sioux Falls benefits from the variety of retail and services offered, especially health care services. Sioux Falls has a diversified economic base, so it can offer jobs and attract new businesses to the city. Historically, economic growth has been steady for more than 20 years. Over the long term it is anticipated that additional new businesses will continue to be attracted to the city. The Sioux Falls Development Foundation has an aggressive program for attracting new business to Sioux Falls, and with a large number of unemployed workers nationally there appears to be a skilled work force available.

Eastern South Dakota has been able to attract businesses from neighboring states, due to state and local governments creating a friendly pro-business climate, along with having no state income tax. Key economic indicators for Sioux Falls are positive, but every market goes through normal economic cycles, even in a positive market location like Sioux Falls. Sioux Falls market segments have showed periods of oversupply, balance, and undersupply, but for the most part these stages of the cycle have been recognized and adjustments have been made so that the market does not experience a significant sustained downturn. From the end of 2008 through 2011 all market cycles had slowed down. However, Sioux Falls has enjoyed a strong recovery, evidenced by the record growth in building permits and the resulting construction activity over the last three years. 2015 was also another banner year for capital improvements, as the City invested \$99.5 million in capital projects. Some of this substantial investment went to street and utility infrastructure, with over 668 blocks of street micro-surfacing and overlay completed. Construction began on a new aquatic center, the Downtown Railyard purchase was completed, and several park and bike trail improvements were made. Overall, the growth in the Sioux Falls market is expected to continue, but development or purchase of real estate should be based on specific market conditions at the time.

AREA MAP



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

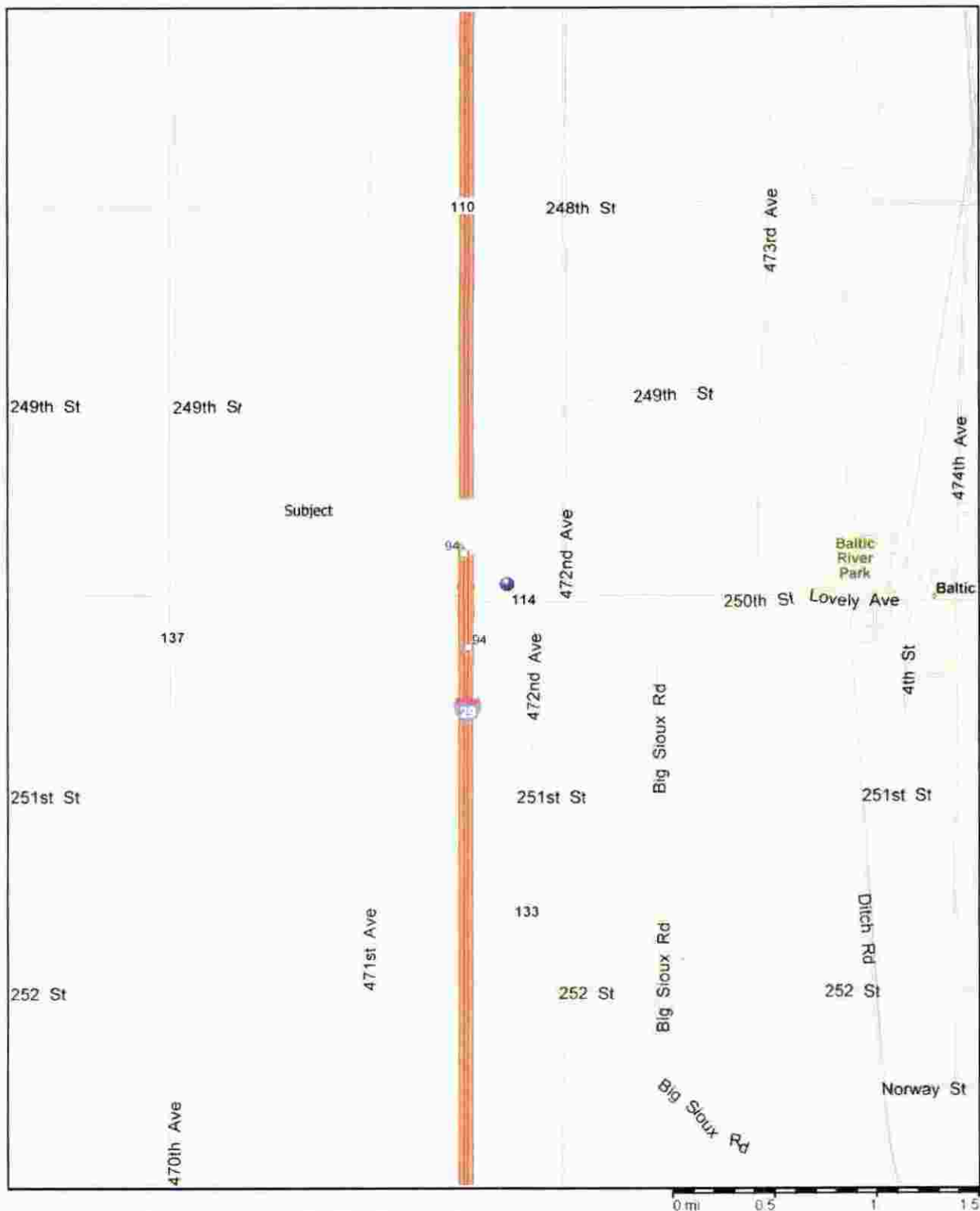
NEIGHBORHOOD DATA

Map on the following page shows the location of subject to the immediate area, which is follow by neighborhood aerial. Subject property is located about 2 miles west of Baltic, South Dakota at the southeast corner of the Interstate 29 interchange with 250th Avenue, also known as State Highway 114. To the west of subject is a convenience store and behind that a mixed use warehouse building with retail and warehouse use. At the southwest corner of the interchange is a rural manufactured home park that was developed more than 40 years ago. There is also a manufacturing business at that corner as well. The two other corners of this interchange are not developed and not currently being offered for sale. Other than the developments as mentioned, the surrounding area is predominately agriculture use and some rural home sites. Baltic is a bedroom community for Sioux Falls of 1,094 people in 2010, which is an increase over the 2000 of 823 people and the 673 people in 1990. Not only does Interstate 29 serve as north south access to the immediate area, but State Highway 115 provides easy north south access to Baltic from Sioux Falls to the south 10 miles and Dell Rapids to the north 4 miles.

Conclusion:

Subject has an average location for a rural commercial and industrial site at a rural interstate interchange within close distance to Sioux Falls. However, this area has not experienced quite as much demand as the rural interchange sites south of Sioux Falls. Overall, the subject neighborhood is considered to be average in desirability and marketability comparison to other rural neighborhoods around Sioux Falls.

NEIGHBORHOOD MAP



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streetview>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Wondall Publications Corp. All rights reserved.

NEIGHBORHOOD AERIAL



MARKET CONDITIONS

General overall economic conditions were discussed and summarized earlier in the Area Data and Neighborhood Data sections. Following paragraphs relate specifically to the vacant commercial/industrial land and improved commercial/industrial real estate segments and to the subject property related to exposure time and marketing period.

Exposure time is presumed to precede the effective date of the appraisal. Exposure time relative to the subject property as vacant land is estimated at 12 months or less. Basis for this estimated exposure time is the Sioux Falls Board of Realtors Multiple Listing Service statistics, which reports average marketing time for all property types sold by 20 classifications. These statistics include Sioux Falls and the area outside of the Sioux Falls city limits, as well as most of the towns within a 30-minute drive of Sioux Falls. Statistics for the last 12 years for those germane to subject are as follows:

	<i>Commercial/Industrial Improved</i>		<i>Commercial/Industrial Land</i>	
<i>Year</i>	<i>Days on Market</i>	<i># of Sales</i>	<i>Days on Market</i>	<i># of Sales</i>
2015	189	40	203	1
2014	124	38	81	10
2013	133	21	331	6
2012	173	42	255	7
2011	163	47	118	5
2010	126	49	134	3
2009	155	42	No Sales	0
2008	213	46	143	10
2007	157	48	478	8
2006	196	40	589	12
2005	241	52	289	16
2004	201	52	361	11
Average	173	43	271	7

Days on market for these types of properties have stayed pretty consistent over the period, but as more properties are added to the inventory, the trend has been on the increase. Exposure time has traditionally been a reasonable length of time for this property type. Both marketing time and exposure time are estimated at 12 months or less for the subject property.

ZONING

Subject property is zoned C, Commercial District. A copy of the description of the Minnehaha County C, Commercial District, can be found in the Addenda as Exhibit 1. A copy of the zoning map from the Minnehaha County website can be found on the following page.

C, Commercial District zoning allows a number of commercial permitted uses, including auto body shop, equipment sales, display and repair and other uses common to highway exposure.

In the course of this appraisal, the appraiser has not been provided with or acquired on his own a legal opinion as to the zoning and private restrictions at the subject property. Interpretations of the zoning ordinance are based upon an examination of the zoning ordinance as applied to the subject property by the appraiser, and should not be construed to represent a legal opinion of the zoning ordinance as applied to the subject property. Also, the appraiser's review of the courthouse records should not be construed to represent a legal opinion of the private restrictions at the subject property. Such legal opinions could be obtained by consulting an attorney, and such consultation is recommended by the appraiser.

Conclusion:

Subject improvements appear to be in conformance with the zoning found at subject. Zoning would allow most typical uses of the subject site as if vacant and as improved.

NEIGHBORHOOD ZONING MAP



<http://parcelmap.minnehahacounty.org/minnemapviewer/>

10/5/2016

ASSESSMENT INFORMATION AND TAX DATA

Assessment information and tax data obtained from the Minnehaha County Assessor's Office and Treasurer's Office, for the last three years of for the subject property is summarized below.

TAXES AND ASSESSMENT SUMMARY											
Record Number: 58682											
Year	Land Size	Land Assessment	Land Assessment/ SqFt	Imp. Size (SqFt)	Imp. Assessment	Imp. Assess/SqFt	Total Assessment	Total Assessment / SqFt GBA	Taxes	Taxes/SqFt	Tax/Assessment
2016	72,310	\$49,800	\$0.69	6,496	\$150,845	\$23.22	\$200,645	\$30.89	NA		
2015	72,310	\$45,650	\$0.63	6,496	\$150,845	\$23.22	\$196,495	\$30.25	\$3,564.14	\$0.55	1.81%
2014	72,310	\$45,650	\$0.63	6,496	\$150,845	\$23.22	\$196,495	\$30.25	\$3,647.29	\$0.56	1.86%

Conclusion:

Assessed value is generally not reflective of potential market value. Assessment information and tax data is provided to help show costs of ownership for comparison to other similar properties. It is assumed that the future assessed value will be equalized to similar properties, and if not, a prudent owner would appeal to achieve equalization.

SITE DESCRIPTION

Shape and Size:

Subject site is basically rectangular in shape, that the recorded plat shows total size at 1.66 acres, which would be 72,310 square feet, but based on actual dimensions on the plat the size is 72,120 square feet, which could be rounded to 1.66 acres. Appraiser will utilize a site size of 72,120 square feet. A copy of the recorded plat can be found on page 2. Aerial photograph can be found on the following page, with approximate site boundaries in yellow.

Frontage and Access:

Subject site is shown to have 300.0 feet of frontage on the south side of 250th Street and just east of Interstate 29. 250th Street is a wide two-lane paved rural state highway, without curb or gutter. General access to the neighborhood is from Interstate 29. In the "as is" market value the subject property is presumed not to have access. In the "hypothetical condition market value the subject property is presumed to have access through the property to the west and subject to the hypothetical condition for access. Greater discussion will be presented later.

Topography and Site Preparation:

Appraiser has not been provided with a copy of the soil tests for the subject site, but typical developments in the area usually do not require special site preparation. This area has generally rolling topography. Subject site is nearly level and at grade with the highway.

Floodplain:

According to a review of available FEMA floodplain maps, the subject site appears to be located in Zone X, an area determined to be outside the 500-year flood and protected by levee from 100-year flood. Flood hazard map number is 46099C0095D, dated September 2, 2009. A copy of the floodplain map is located in the Addenda as Exhibit 2.

Utilities:

Subject site is served by all utilities common to this area. Water service is from Minnehaha Rural Water District. Electricity is from Sioux Valley Electric. Natural gas service is not available. Information regarding utilities is provided as general information, not as a statement of fact. Only a detailed evaluation by a qualified person would determine adequacy and acceptability for a particular use.

Easements and Private Restrictions:

There is a permanent easement located at the northwest corner of the site as shown on the plat. This easement encumbers about 12,656 square feet of the subject site. There are no other private restrictions known to the appraiser.

Conclusion:

Subject site is located along Interstate 29 about 10 miles north of Sioux Falls, just west of the rural community of Baltic. This interstate exit serves as the primary east/west highway to Baltic and through the middle of Minnehaha County. Subject site has good frontage and visibility, with hypothetical typical access to the road network for access to other areas of the county. Subject site has access to all common rural utilities; those do not include public sewer or natural gas. Subject site has normal site preparation costs for this area. Total site size is 72,120 square feet, but the useable area is estimated to be 12,656 square feet smaller at 59,464 square feet. At a typical commercial land to building ratio of 4.0 to 1 up to 6.0 to 1, the subject site would be suited for an improvement size of 9,911 square feet up to 14,866 square feet, based on useable size. Overall, the subject site is considered to be average in desirability and marketability for a rural commercial site.

SITE AERIAL



DESCRIPTION OF THE IMPROVEMENTS

Subject improvement consists of a 6,496 square foot single tenant service garage. Photographs of the subject property and surrounding area can be found in the Addenda as Exhibit 3.

Source: On site viewing of the property and public records.

Date: 1990,2009,2015

Shape & Size:	Irregular;	New Office/Bathroom Area –	432 SqFt
		Original Office Area	480 SqFt
		Old Paint Booth Room	384 SqFt
		Shop Area –	<u>5,200 SqFt</u>
		Total Size	6,496 SqFt

Height: Eave height is 14 feet.

Foundation: Poured concrete

Frame: Wood post frame

Interior: Shop area has a smooth finish concrete floor, with steel liner panel walls and ceiling. New office area and bathroom have ceramic tile floor, with painted sheetrock walls and ceiling. Original office area has vinyl tile floor, painted sheetrock walls and ceiling.

Exterior: Steel panel; Insulated

Roof: Gable; Wood pre-engineered trusses with standing seam steel panel; Insulated

Plumbing: Shop bathroom has a stool and sink. Office bathroom has stool and vanity with sink.

Heating & A/C: Heating for the shop area is radiant tube heat. Original office area has baseboard electric heat and no air conditioning. New office has thru wall unit with both heating and cooling.

Electrical: Three phase main with commercial grade high efficiency lighting and outlets

Special Features: Overhead doors

DESCRIPTION OF THE IMPROVEMENTS

Quality:	Average
Functional Utility:	Average
Condition:	Average
Site Improvements:	Fairly new paved parking lot and gravel parking lot; Large grass covered lot.

Conclusion:

Subject improvement is well designed as a single tenant service garage. Improvement includes a reception/office area, second office area, bathrooms, and well lighted shop areas. Overall, the subject improvement has an acceptable floor plan in today's market. Subject is located at an interchange with Interstate 29 some 10 miles from Sioux Falls near a small rural community. Subject has a land to building ratio of 9.2 to 1, which is acceptable for designed use. Overall, the improvement is of average quality construction for designed use, with an acceptable floor plan. Actual age of subject improvement varies from 1 year to 26 years old, with a weighted average at 18 years. Improvement shows normal wear and tear for age and use, so is in average condition. According to the Marshall and Swift Valuation Service, this type of construction typically has an economic life of 30 years. Effective age is estimated to be near the weighted actual age, at 15 years. According to Marshall and Swift Depreciation Guidelines, subject's physical depreciation is estimated at 35.0 percent. Indicated remaining economic life is 15 years.

HIGHEST AND BEST USE

Real estate is appraised in its highest and best use. In concluding a highest and best use of a property, consideration must be given to the land as if vacant and then considering the improvements and land together as the improved property. First, it is necessary to define highest and best use. In this appraisal, the appraiser has relied on the definition of highest and best use as defined in The Dictionary of Real Estate Appraisal, 6th Edition, published in 2015 at page 109.

Highest and Best Use. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

In the evaluation of the highest and best use of a property, the appraiser has reviewed the four criteria referenced above and summarized this analysis for the subject below. The criteria referenced above can be considered filters to allow the proposal of first general and then more specific alternative uses which can be tested for maximal return. Application of the four tests noted above is applied in light of the conclusions drawn regarding area, city, and neighborhood characteristics, interpreted in terms of any social, economic, governmental, or environmental physical forces, and other forces of real estate principals which could likely affect the highest and best use options.

HIGHEST AND BEST USE OF THE SUBJECT SITE AS IF VACANT:

Subject site is within the C, Commercial District zoning. Zoning allows for a wide range of commercial uses and some industrial uses, as stated in the Zoning section. A complete list of uses can be found in the Addenda as Exhibit 1. There is 12,656 square feet of the subject site that is encumbered by a permanent easement. This reduces the useable size of subject to 59,464 square feet. There are no other private restrictions that would further restrict use, beyond the zoning, to the knowledge of the appraiser.

Physical possibility considerations are those presented in the Site Description section. Subject site is located along 250th Avenue, just east of the interchange with Interstate 29 and just west of Baltic, a small rural community. Subject location provides good traffic visibility and exposure, as well as easy access to the other communities in the area. Subject site has acceptable size and site preparation typical for the area. There are no legally permissible uses that would be restricted by physical features of the property to the knowledge of the appraiser. Financial feasibility considerations are presented in the Area and Neighborhood Data section. Due to the C, Commercial District zoning, legally permissible uses provide for the most typical commercial and industrial uses of the site and this area, given the rural area of the subject neighborhood at an Interstate 29 interchange. Subject neighborhood has experienced continued demand for commercial and industrial uses for locations at interstate interchanges. Market has demonstrated demand for those allowed uses and for this type of location at a fairly consistent price level, even for a wide range of uses, so there are a number of potential financially feasible uses within the allowed zoning, but generally produce a fairly similar return to the land. Therefore, the highest and best use of the subject site as if vacant is considered to be a commercial use within the legally permissible utilizations.

HIGHEST AND BEST USE

HIGHEST AND BEST USE OF THE SUBJECT SITE AS IMPROVED:

Subject site is improved with an average quality, single tenant service garage building. Zoning allows this use and is consistent with uses at interstate interchange districts. Physical features of the subject improvements are well suited for its intended use. Designed use would allow conversion to a variety of commercial uses allowed by this zoning, with minimal cost. Any other uses requiring major changes or alterations would not likely have a level of feasibility adequate to recognize the cost. Subject property's land to building ratio is within market norms. Subject improvements have construction features that are functional and consistent to today's standards. Financially feasible and maximal profitable uses are those uses which are found in the market which provide for an acceptable level of economic return to land and improvements. Therefore, the highest and best use of the subject site as improved is a commercial use.

**VALUATION OF THE
SUBJECT PROPERTY
AS IMPROVED WITH
ACCESS**

SALES COMPARISON APPROACH

In the Sales Comparison Approach to value, the subject property is compared to sales of similar properties. Sales Comparison Approach is based upon the premise that the value of a property is directly correlated to the price paid for similar properties in the market.

Appraiser has reviewed Baltic, South Dakota similar rural communities for sales of similar properties in recent years. This search found few sales, so sales of similar properties in Sioux Falls were also considered. From this search the appraiser has selected three sales of the most similar commercial properties from these sales to directly compare to subject.

UNIT OF COMPARISON:

Unit of comparison is the measure utilized in the market to compare properties. Unit of comparison normally utilized in the comparison of commercial buildings is price per square foot of gross building area, price per rentable area, or some type of income multiplier. Based upon discussions with individuals involved in the sale of the comparable properties, the method that is most often utilized to compare those properties for a purchase or sale decision is the price per square foot of gross building area. Subject property is a single tenant service garage of 6,496 square feet.

Based upon this, the appraiser has compared the subject property to the comparable sales based upon price per square foot of gross building area. In the Addenda is a map showing the location of the comparable sales, as well as a write-up and photograph of each of the sales. Although the comparables are considered equivalent to the subject property in many aspects, adjustments to the sales were required to utilize these sales for direct comparison. Grid analysis on the following page shows the adjustments made to the comparables, and following is a discussion of the adjustments considered. In making the comparison of subject to the sales, the following elements of comparison are considered and shown below in the sequential order of their application.

1. Property Rights Conveyed
2. Financing
3. Conditions of Sale
4. Market Conditions (Time)
5. Location
6. Physical Characteristics
7. Income Characteristics

Property Rights Conveyed:

Subject is appraised in fee simple estate. All three sales transferred in fee simple estate, so adjustment for property rights.

IMPROVED SALE GRID

Control Number:16.70

File Number	Subject	Improved Sale 1 IP-IN-334	Improved Sale 2 IP-IN-388	Improved Sale 3 IP-IN-399
Sale Date	9/26/2016	10/31/2014	5/27/2016	3/6/2016
Location	47165 260th STREET BALTC SOUTH DAKOTA	3516 W HOWLAND DRIVE SIOUX FALLS, SD	24593 472ND AVENUE DELU RAPIDS SOUTH DAKOTA	ASPEN BOULEVARD VALLEY SPRINGS SOUTH DAKOTA
Sale Price		\$450,000	\$110,000	\$168,000
Price Per Square Foot		\$66.25	\$23.87	\$46.67
Gross Building Size - Square F	6,496	8,000	4,608	3,600
Building Contribution Per Square Foot		\$342.948	\$96.712	\$144.265
		\$42.87	\$19.69	\$40.07
Site Size - Square Feet	72,310	60,977	98,577	47,470
Value Per Square Foot	\$0.75	\$2.10	\$0.50	\$0.50
Total Site Value	\$54,233	\$107,052	\$19,289	\$23,735
Real Property Rights	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$450,000	\$110,000	\$168,000
Financing Terms	MARKET	MARKET	MARKET	MARKET
Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$450,000	\$110,000	\$168,000
Conditions of Sale	MARKET	MARKET	MARKET	MARKET
Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$450,000	\$110,000	\$168,000
Time Differential (Years)		1.91	1.33	0.55
Annual Time Adjustment Factor	2.50%	2.50%	2.50%	2.50%
Adjustment		\$21,933	\$3,717	\$2,324
Adjusted Sale Price		\$471,933	\$113,717	\$170,324
Market Conditions	CURRENT	SIMILAR	SIMILAR	SIMILAR
Adjustment		0%	0%	0%
Adjusted Sale Price		\$471,933	\$113,717	\$170,324
Adjusted Sale Price Per Square Foot		\$471.933	\$113.717	\$170.324
		\$68.99	\$24.66	\$47.31
Location	AVERAGE	SUPERIOR	INFERIOR	INFERIOR
Percent Adjustment		10%	10%	10%
Dollar Adjustment		-\$36,488	\$9,443	\$14,659
Adjusted Sale Price		\$435,445	\$123,159	\$184,982
Land To Building Ratio	11.1	6.4	6.4	13.2
Physical Features				
Lot Adjustment	72,310	-\$52,819	\$34,944	\$30,490
Building Adjustment	6,496	\$61,738	\$42,568	\$129,715
Adjusted Sale Price		\$307,008	\$200,662	\$345,184
Age Depreciation	1990	1977	2011	2001
Effective Age (Years)	15	20	4	10
MS Depreciation	35%	30%	5%	21%
Percent Adjustment		-5%	-30%	-14%
Dollar Adjustment		-\$13,333	-\$43,929	-\$40,735
Adjusted Sale Price		\$307,555	\$156,733	\$304,460
Condition	AVERAGE	SIMILAR	SIMILAR	SIMILAR
Percent Adjustment		0%	0%	0%
Dollar Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$307,555	\$156,733	\$304,460
Quality Adjustment	AVERAGE	SIMILAR	INFERIOR	SIMILAR
Percent Adjustment		0%	100%	0%
Dollar Adjustment		\$0	\$102,600	\$0
Adjusted Sale Price		\$307,555	\$259,333	\$304,460
Other	NONE	NONE	NONE	NONE
Dollar Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$307,555	\$259,333	\$304,460
INDICATED VALUE		\$307,555	\$259,333	\$304,460
PER SQUARE FOOT		\$47.35	\$39.91	\$46.87

SALES COMPARISON APPROACH

Financing:

All sales were sold for cash or on terms considered equivalent to cash. No adjustments have been made for financing.

Conditions of Sale:

Adjustments for conditions of sale usually reflect the motivation of the buyers and sellers. As best the appraiser can determine, all sales were negotiated between knowledgeable buyer and seller, often represented by real estate professionals, with circumstances common to this market.

Market Conditions (Time):

Sales range in date of sale from October 2014 to March 2016. In general, sales are current in time and reflective of current market conditions. However, paired sales analysis performed by the appraiser shows appreciation in the commercial improved market. Appraiser has made a plus 2.5 percent annual adjustment to all three sales. Paired sales analysis is retained in the appraiser's file.

Location:

Subject property has a desirable location at the southeast corner of 250th Avenue and Interstate 29, within 10 miles of Sioux Falls. Sale 1 is considered to be superior to subject in location and Sales 2 and 3 are inferior to Sale 1 and the subject property. Sale 1 is located in an industrial district in Sioux Falls with easy access to the interstate. Sale 2 is located just east of the Dell Rapids exit, which is further from Sioux Falls. Sale 3 is located in a small industrial district in the northeast part of Valley Springs and does not have exposure or access to the interstate. A minus adjustment of 10 percent is made to Sale 1 for location, while a plus adjustment of 10 percent is made to both Sale 2 and 3 for location.

Physical Characteristics:

Adjustments for physical features include factors such as lot size and relative market value per square foot, and improvement size and relative value per square foot of improvement when compared to the subject. All of the sales have been adjusted to the subject lot and improvement size based upon a mathematical computation comparing each sale to the subject for variances in the size/value of the site and the size of the improvement. Subject site value is estimated at \$0.75 per square foot based on a review of similar sales in rural industrial and commercial districts, and taking into consideration the encumbered area. This adjustment is quantitative, and does not consider the age or condition of the improvements, nor does it consider the quality of the sale improvement relative to the subject.

Age – Sales have been adjusted to the subject on the basis of effective age depreciation using the Marshall and Swift Depreciation Guidelines, as shown in the write-up of each sale. This adjustment merely considers the effective age of the sales, when compared to the subject on a quantitative, measurable difference of the effective age depreciation of the subject, compared to the sale.

Condition – All sales were in similar condition at the time of sale. Therefore, no adjustment is made for this element of comparison, when already considering age depreciation above.

SALES COMPARISON APPROACH

Quality – Quality adjustment is more subjective and based on market perceived adjustments. Subject is average quality construction, with average overall marketability and appeal. Sales 1 and 3 are very similar to subject in overall quality level and type of interior finish and overall design and appeal. Sale 2 was basically a shell building with minimal interior finish. A plus adjustment of about \$16 per square foot was made to Sale 2 based on comparison to Sales 1 and 3.

Other – No other adjustments are made to any of the comparable sales.

Correlation:

After adjustments, the sales indicate a range in value from \$259,233 to \$307,555. Sales shown are the best comparables available in the market. These sales provide a range of market demonstrated prices. In conclusion, it is the judgment of the appraiser that the data presented indicates a value for the subject property at \$300,000.

RECONCILIATION AND FINAL ESTIMATE OF MARKET VALUE

Correlation of the data and the indicated value estimate is the final step in the appraisal process. Sufficient data has been assembled and analyzed for the purpose of judging the reactions of typical purchasers in the market place. Purpose of the appraisal was to estimate fee simple estate market value, and to that end the data was studied and processed by use of one of the three approaches to value. Value estimates indicated are as follows:

Cost Approach	N/A
Income Capitalization Approach	N/A
Sales Comparison Approach	\$300,000

In the correlation process, the greatest weight should be given to that approach to value most commonly used by typical purchasers for the type of property being appraised. Consideration is given to that approach to value in which the appraiser has the highest degree of confidence and has been processed with a minimum of assumptions. Also important is the reasonableness of the data and the reliability of that data. Sole weight is given to the sales comparison approach. It is the opinion of the appraiser that the "hypothetical" fee simple estate market value of the subject property with access located at 47165 250th Street in Baltic, South Dakota as of September 23, 2016, was \$300,000.

AS IS VALUATION

SALES COMPARISON APPROACH

Appraiser concluded at a "hypothetical" fee simple estate market value of \$300,000. In the "as is" value for the subject property it does not have legal access. A prospective buyer of the subject property would discount it for the lack of access is considered to be the cost of acquiring legal access from a control of access highway. Essentially a property does not have value without access. However, it is generally possible to acquire access from adjoining property. This discount or adjustment for condition of sale for the subject property is developed in the following manner.

Subject has two options for acquiring access. Existing control of access extends to the east past the subject property, stopping at a point on the property to the east. It would be possible to obtain a driveway access to the highway to this property and then an access road back to subject. Second option is the property immediately to the west of subject has permitted access from the highway. This can be utilized to acquire access driveway through the corner of this property to the west side of subject. Due to the length of the access road and the topography of the land to the east of subject, it would be expensive to develop access to the east, but is considered an option. Most logical and cost effective would be to acquire access from the property to the west. On the following page is an aerial showing the existing highway access for the Real Estate Company 3 property. Real Estate Company 3 property is a convenience store and a retail warehouse to the south of the store. The convenience store sets back from the highway over 200 feet and from the existing driveway. The existing driveway makes a slight curve towards the store shortly after entering the property. Subject could acquire an access without any real impact on the traffic flow to the convenience store.

Cost to acquire access is based on the site value of the adjacent property, cost for preparation of legal documents by surveyor and attorneys, as well as the construction costs. The aerial on the following page shows the general outline of the reasonable access option through the Real Estate Company 3 property. This option would develop a 24-foot-wide access road and utilize the existing concrete driveway and starting at the northeast corner of this driveway and south for a distance of 100 feet along the east side of the proposed access road and 124 feet on the west side of the proposed access road. This proposed 24-foot access road would then continue east along the south side of the leased site for a distance of 6.72 feet, which at that point would touch the subject property. Total square feet of access road acquired from Real Estate Company 3 would be 3,137 square feet. Once on subject, the access road would continue at a width of 24 feet along the south end of the leased site for a distance of 93.28 feet and 117.28 feet on the south side. Then access road would turn to the north to connect with the existing parking lot and driveway in front of subject. This would be an area of 24 feet by about 60 feet. Total construction area of subject for the access road is estimated at 3,679 square feet. So, the total construction project for the subject property would be 6,816 square feet. A portion of the area on the Real Estate Company 3 property and all of the area on the subject property would require fill ranging from 1 feet to up to 6 feet. Based on published cost information from Marshall and Swift Cost Service and actual cost for development projects appraised by Shaykett Appraisal Company the construction cost for a gravel surface access road is estimated at \$1.50 per square foot for a total cost of \$10,224.

Cost of acquiring the easement for the access road is based on the site value of the 3,137 square feet needed from Real Estate Company 3. Exhibit 3 in the Addenda is a land sale grid the appraiser has prepared to develop the estimated market value of the Real Estate Company 3 site.

SALES COMPARISON APPROACH

This site totals 217,800 square feet. Concluded market value for this site is \$0.65 per square foot for total value of \$2,039 for the easement area site. Subject site is valued at \$0.75 per square foot since it is much smaller site, in comparison to encumbered site. Even though a portion of the proposed access road would utilize the existing Real Estate Company 3 driveway the owner would perceive this permanent easement as an encumbrance on the entire 3,137 square feet. It the opinion of the appraiser this permanent easement is equivalent to a fee taking by subject. Therefore, the cost of this easement would be the fee simple value of \$2,039. Additional surveying, platting and legal costs would likely double this cost to \$4,078.

Total cost to acquire access is estimated at \$14,302, rounded to \$14,300.

On the following page is the appraiser's "as is" sales comparison grid for the subject property which has all the same adjustments as the "hypothetical" subject property grid in the Sales Comparison Approach, but now includes the minus adjustment of \$14,300. Grid on the following page shows a value range for the "as is" subject property from \$244,933 to \$293,255. Appraiser has concluded a fee simple estate market value for the "as is" subject property as of September 23, 2016 at \$285,700.

IMPROVED SALE GRID

Control Number:16-70

File Number	Subject	Improved Sale 1 IP-IN-334	Improved Sale 2 IP-IN-388	Improved Sale 3 IP-IN-389
Sale Date	9/26/2016	10/31/2014	5/27/2015	3/8/2016
Location	47165 250th STREET BALTIMORE, SOUTH DAKOTA	3516 W HOVLAND DRIVE SIOUX FALLS, SD	24593 472ND AVENUE DELL RAPIDS, SOUTH DAKOTA	ASPEN BOULEVARD VALLEY SPRINGS, SOUTH DAKOTA
Sale Price		\$450,000	\$110,000	\$168,000
Price Per Square Foot		\$56.25	\$23.87	\$46.67
Gross Building Size - Square F	6,496	8,000	4,608	3,600
Building Contribution Per Square Foot		\$342.948	\$90.712	\$144.265
		\$42.87	\$19.69	\$40.07
Site Size - Square Feet	72,310	50,977	38,577	47,470
Value Per Square Foot	\$0.75	\$2.10	\$0.50	\$0.50
Total Site Value	\$54,233	\$107,052	\$19,289	\$23,735
Real Property Rights	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$450,000	\$110,000	\$168,000
Financing Terms	MARKET	MARKET	MARKET	MARKET
Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$450,000	\$110,000	\$168,000
Conditions of Sale	MARKET	MARKET	MARKET	MARKET
Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$450,000	\$110,000	\$168,000
Time Differential (Years)		1.91	1.33	0.55
Annual Time Adjustment Factor	2.50%	2.50%	2.50%	2.50%
Adjustment		\$21,933	\$3,717	\$2,324
Adjusted Sale Price		\$471,933	\$113,717	\$170,324
Market Conditions	CURRENT	SIMILAR	SIMILAR	SIMILAR
Adjustment		0%	0%	0%
Adjusted Sale Price		\$471,933	\$113,717	\$170,324
Adjusted Sale Price		\$471,933	\$113,717	\$170,324
Per Square Foot		\$58.98	\$24.68	\$47.31
Location	AVERAGE	SUPERIOR	INFERIOR	INFERIOR
Percent Adjustment		-10%	10%	10%
Dollar Adjustment		-\$36,488	\$9,443	\$14,659
Adjusted Sale Price		\$435,445	\$123,159	\$184,982
Land To Building Ratio	11.1	6.4	8.4	13.2
Physical Features				
Lot Adjustment	72,310	-\$52,819	\$34,944	\$30,498
Building Adjustment	6,496	-\$61,738	\$42,558	\$129,715
Adjusted Sale Price		\$320,888	\$200,662	\$345,194
Age Depreciation	1990	1977	2011	2001
Effective Age (Years)	15	20	4	10
MS Depreciation	35%	30%	5%	21%
Percent Adjustment		-5%	-30%	-14%
Dollar Adjustment		-\$13,333	-\$43,929	-\$40,735
Adjusted Sale Price		\$307,555	\$156,733	\$304,460
Condition	AVERAGE	SIMILAR	SIMILAR	SIMILAR
Percent Adjustment		0%	0%	0%
Dollar Adjustment		\$0	\$0	\$0
Adjusted Sale Price		\$307,555	\$156,733	\$304,460
Quality Adjustment	AVERAGE	SIMILAR	INFERIOR	SIMILAR
Percent Adjustment		0%	100%	0%
Dollar Adjustment		\$0	\$102,500	\$0
Adjusted Sale Price		\$307,555	\$259,233	\$304,460
Other	ACCESS COSTS	NONE	NONE	NONE
Dollar Adjustment		-\$14,300	-\$14,300	-\$14,300
Adjusted Sale Price		\$293,255	\$244,933	\$290,160
INDICATED VALUE		\$293,255	\$244,933	\$290,160
PER SQUARE FOOT		\$45.14	\$37.71	\$44.67

RECONCILIATION AND FINAL ESTIMATE OF MARKET VALUE "AS IS"

Correlation of the data and the indicated value estimate is the final step in the appraisal process. Sufficient data has been assembled and analyzed for the purpose of judging the reactions of typical purchasers in the market place. Purpose of the appraisal was to estimate "as is" fee simple estate market and to that end the data was studied and processed by use of one of the three approaches to value. Estimated values are summarized below:

Cost Approach	N/A
Income Capitalization Approach	N/A
Sales Comparison Approach	\$285,700

In the correlation process, the greatest weight should be given to that approach to value most commonly used by typical purchasers for the type of property being appraised. Consideration is given to that approach to value in which the appraiser has the highest degree of confidence and has been processed with a minimum of assumptions. Also important is the reasonableness of the data and the reliability of that data. Sole weight is given to the sales comparison approach. It is the opinion of the appraiser that the "as is" fee simple estate market value of the subject property located at 47165 250th Street in Baltic, South Dakota as of September 23, 2016, was \$285,700.

APPRAISER QUALIFICATIONS
STEVEN C. SHAYKETT, MAI

EDUCATION:

College: B.S. Degree, University of South Dakota, 1975

Appraisal Education: Completed required 165 hours of educational instruction, appraisal experience and comprehensive examination to be awarded Member Appraisal Institute (MAI) from the Appraisal Institute in May 1981.

Continuing Education: Complete listing found at the end of this section

SPECIALIZED EDUCATION:

- Successfully completed the Valuation of Conservation Easements Certificate Program
- Successfully completed the Appraisal Institute's Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets Course for Small Business Administration (SBA) Appraisals

ASSOCIATION MEMBERSHIP:

Appraisal Institute

- MAI Member #6249
- North Star Chapter President 2012

State Certified General Appraiser

- State of South Dakota (#155CG-2016)
- State of Iowa (#CG01446)
- State of Minnesota (#20100995)

Licensed Real Estate Broker - State of South Dakota

Appraisers Advisory Council Member - South Dakota Appraisers Certification Program - 1989 to 2001

EXPERIENCE:

Mr. Shaykett has been owner of Shaykett Appraisal Company, Inc. since 1979, which was located in Prairie Village, Kansas from August 1979 to June 1984, and since June 1984 in Sioux Falls, South Dakota. Mr. Shaykett was also a partner in the firm of Shaykett Agency in Miller, South Dakota from August 1979 to June 1984, when the two offices were consolidated.

Mr. Shaykett has been qualified as an expert valuation witness in a number of Circuit Courts in South Dakota, as well as Johnson County, Kansas; Cass County, Missouri; and in Federal District Court, Western Division of Missouri.

APPRAISER QUALIFICATIONS

STEVEN C. SHAYKETT, MAI

From May 1975 to August 1979, Mr. Shaykett was an associate appraiser with Appraisal Associates of Kansas City, Missouri. Appraisal assignments completed by the appraiser during that employment include rural, urban fringe and commercial properties, as well as a number of special use properties in the Kansas City Metro Area and throughout Missouri and Kansas. From May 1971 to May 1975, Mr. Shaykett was associated on a part-time basis with Shaykett Agency in Miller, South Dakota. During this time, the appraiser assisted in real estate sales and management, and appraisal work throughout South Dakota.

Principal clients served include private industry, banks and attorneys, including US Bank, Wells Fargo Bank, Home Federal Savings Bank, First National Bank, First Premier Bank, CorTrust Bank, First Midwest Bank - Deerfield Branch, Marquette Bank, Citicorp, Security Bank, Frontier Bank, Security National Bank, and Firststar of Sioux City. Governmental agencies served include the Department of Justice; U.S. Corps of Engineers; South Dakota Department of Transportation; City of Sioux Falls; City of Yankton; City of Mitchell; City of Kansas City, Missouri; Federal Aviation Administration; Department of Energy; Federal Deposit Insurance Corporation; U.S. Forest Service; City of Independence, Missouri; and the City of Maryville, Missouri.

Mr. Shaykett has been involved in the appraisal of a number of rock mining operations, including the Carthage Marble Mining and Storage Operation in Carthage, Missouri; Alrok Quarries and Underground Development in Kansas City, Missouri. Other specialty assignments include North American University, National Foods 1.2 million bird egg laying facility, Nor-Am Cold Storage, Western Mall, Kmart, other large retail, daycare centers, assisted living centers, nursing homes, country clubs, churches, mobile home parks, hotels and motels. General assignments have included the appraisal of grain facilities, wildlife hunting clubs, fast food restaurants, industrial properties, office buildings, apartment projects, commercial properties, multi-family developments, and valuation of full and partial acquisition for detention basins for flood control. Appraisals for leasehold value have also been completed.

Rural properties appraised include farms in South Dakota, North Dakota, Montana, Nebraska, Kansas and Missouri. Mr. Shaykett has completed many appraisal assignments for full or partial acquisition for flowage easement or conservation easements.

Mr. Shaykett has completed multiple tract appraisal projects. During late 1979 and early 1980, Mr. Shaykett was one of two appraisers hired by the Department of Energy to appraise 260 farm tracts for right-of-way acquisition for a 230 KV transmission line in Montana and South Dakota. In 1983, Mr. Shaykett completed 38 farm appraisals for acquisition for the 3,000 acre Mozingo Creek Watershed Project. Also completed are a number of multi-tract appraisal projects for street widening and detention basins.

As of the date of this appraisal, Steven C. Shaykett has completed the requirements of the Continuing Education Program of the Appraisal Institute.

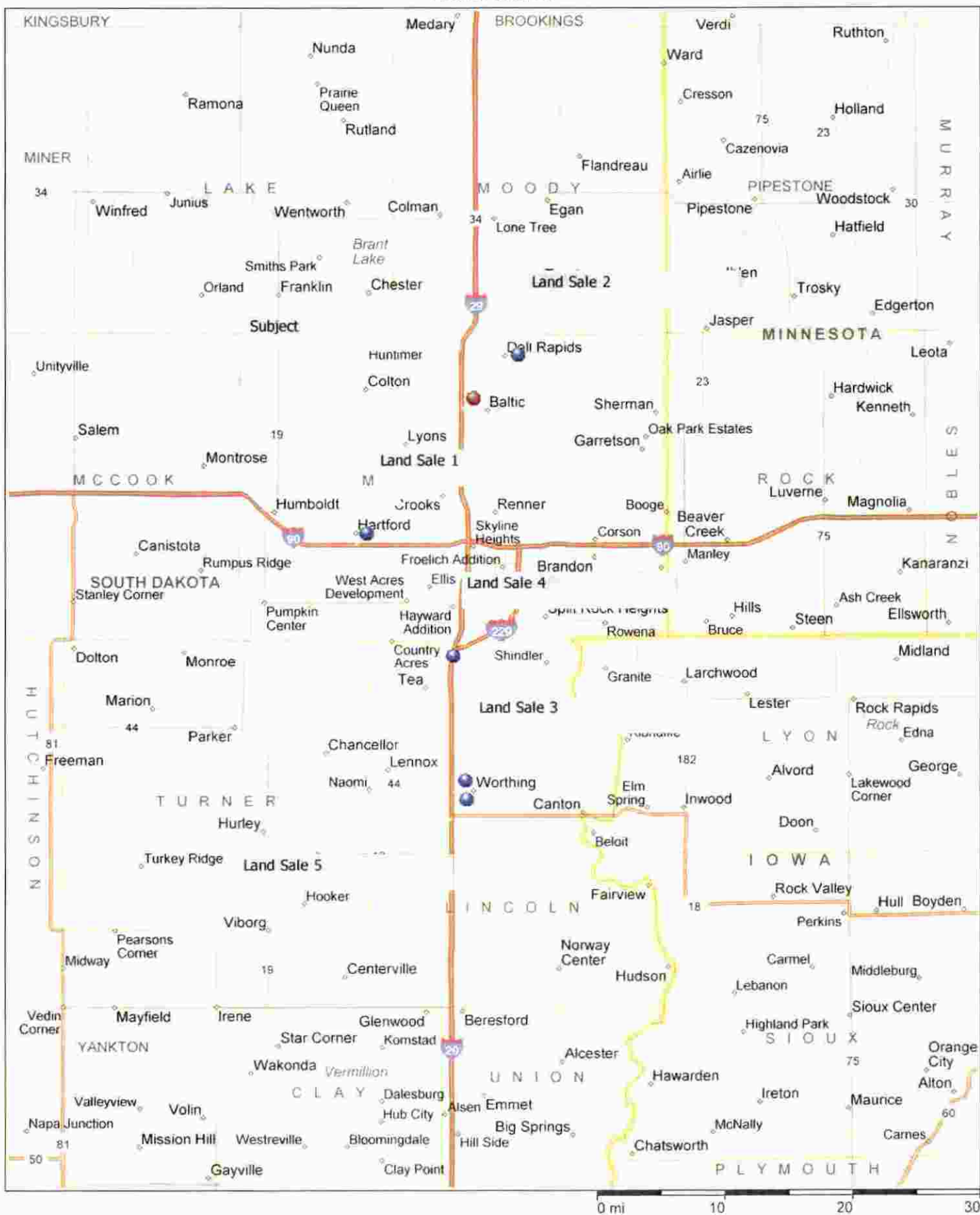
**APPRAISER QUALIFICATIONS
STEVEN C. SHAYKETT, MAI**

CONTINUING EDUCATION - Since 2008:

<u>DATE</u>	<u>COURSE DESCRIPTION</u>
01-2008	USPAP Update
06-2008	Your Promise of Professionalism - The Code of Ethics
09-2008	Valuation of Conservation Easements
12-2008	Appraising Convenience Stores
01-2009	Training Course for Supervising Appraisers
08-2009	Residential Writing Report
11-2009	Responsible Broker Course
01-2010	USPAP 7 Hour Course Update
05-2011	Critical Rules
05-2011	13 th Annual Real Estate Trends Seminar
06-2011	Residential Report Writing: More Than Forms
06-2011	Understanding the Uniform Mortgage Data Program and the Uniform Appraisal Data Set
08-2011	Appraising the Appraisal: Appraisal Review - General
10-2011	Multi-Family Housing
01-2012	A New Economy: A Guide for Real Estate Professionals
02-2012	15 Hour National Uniform Standards of Professional Appraisal Practice
03-2012	A Walk Through the Minnesota Property Tax System
04-2012	Fundamentals of Separating Real Property, Personal Property and Intangible Business
05-2012	Social Media
05-2012	14 th Annual Real Estate Trends Seminar
06-2012	7 Hour National USPAP Equivalent Course
09-2012	Appraising the Appraisal: Appraiser Review - Residential
12-2013	7 Hour National USPAP Update
03-2014	Business Practices and Ethics
08-2014	Appraisal of Self-Storage Facilities
08-2014	Land and Site Valuation
08-2014	Introduction to Legal Description
09-2014	Valuation of Donated Real Estate Including Conservation Easements

ADDENDA

Land Sales



Copyright © and IP 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including
 Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights
 reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall
 Publications Corp. All rights reserved.

Land Sale 1

Sale Id LS-ID-379
Sale Date 9/24/2015

Location Information:

State SOUTH DAKOTA
County MINNEHAHA
Municipality HARTFORD
Address 46315 KELSEY DR
Descriptive Location
Legal Description LOT 4, BLOCK 2
Addition BROWER

Sale Information:

Verified Price \$32,000.00
Grantor(s) RICHARD BROWER
Grantee(s) VANCE & BEVERLY PETERSON
Verification By PUBLIC RECORDS
Type Of Transfer WARRANTY DEED
Transfer Fee \$32.00
Book 565
Page 107
Easements TYPICAL
Restrictive Covenants NONE

Site Information:

Square Feet 43,560
Price Per Square Foot \$0.73
Acres 1.00000
Price Per Acre \$32,000.00
Zoning I-1
Topography NEARLY LEVEL WITH GRADE AT STREET
Configuration RECTANGLE
Latest Use Before Sale VACANT
Intended Use INDUSTRIAL
Highest And Best Use INDUSTRIAL
Percent Usable 100
Primary Frontage KELSEY DRIVE
Primary Feet 0
Secondary Frontage
Secondary Feet 0
Soil Preparation Required TYPICAL
Improvements NONE
Improvements Razed
Depth - Feet
Depth Ratio
Cost Of Removal \$0.00
Utilities Serving Site RURAL

Neighborhood Information:

Neighborhood Access 463RD AVENUE
Neighborhood Type RURAL INDUSTRIAL
Neighborhood Trends STABLE
Percent Built-Up 60

Land Sale 2

Sale Id	LS-ID-381
Sale Date	11/1/2015

Location Information:

State	SOUTH DAKOTA
County	MINNEHAHA
Municipality	DELL RAPIDS
Address	24648 475TH AVENUE
Descriptive Location	
Legal Description	TRACT A LODMELL'S
Addition	KENEFICKS

Sale Information:

Verified Price	\$200,000.00
Grantor(s)	
Grantee(s)	
Verification By	PUBLIC RECORDS
Type Of Transfer	WARRANTY DEED
Transfer Fee	\$200.00
Book	
Page	
Easements	TYPICAL
Restrictive Covenants	NONE

Site Information:

Square Feet	402,494
Price Per Square Foot	\$0.50
Acres	9.23999
Price Per Acre	\$21,645.04
Zoning	I-1
Topography	NEARLY LEVEL WITH GRADE AT STREET
Configuration	RECTANGLE
Latest Use Before Sale	VACANT
Intended Use	INDUSTRIAL
Highest And Best Use	INDUSTRIAL
Percent Usable	100
Primary Frontage	475TH AVENUE
Primary Feet	0
Secondary Frontage	
Secondary Feet	0
Soil Preparation Required	TYPICAL
Improvements	NONE
Improvements Razed	
Depth - Feet	
Depth Ratio	
Cost Of Removal	\$0.00
Utilities Serving Site	RURAL

Neighborhood Information:

Neighborhood Access	475TH AVENUE
Neighborhood Type	RURAL INDUSTRIAL
Neighborhood Trends	STABLE
Percent Built-Up	50

Land Sale 3

Sale Id	LS-ID-307
Sale Date	9/30/2013
Location Information:	
State	SD
County	LINCOLN
Municipality	WORTHING
Address	
Descriptive Location	SOUTH OF SD HIGHWAY 44 ON THE WEST SIDE OF I-29
Legal Description	TRACT 19 OF SOUTHTOWN ADDITION IN GOVERNMENT LOTS ONE AND TWO IN THE NW1/4 OF 7-98-50
Addition	SOUTHTOWN
Sale Information:	
Verified Price	\$385,466.00
Grantor(s)	THE FISH AND HUNTER COMPANY AND 146 E HUDSON, LLC
Grantee(s)	AGILE MANUFACTURING, LLC
Verification By	PUBLIC RECORDS, LISTING AGENT
Type Of Transfer	WARRANTY DEED
Transfer Fee	\$385.50
Book	119
Page	2339
Easements	TYPICAL FOR DEVELOPMENT
Restrictive Covenants	UNKNOWN
Site Information:	
Square Feet	233,616
Price Per Square Foot	\$1.65
Acres	5.36309
Price Per Acre	\$71,873.93
Zoning	LIGHT INDUSTRIAL
Topography	FAIRLY LEVEL
Configuration	RECTANGLE
Latest Use Before Sale	VACANT
Intended Use	INDUSTRIAL
Highest And Best Use	INDUSTRIAL
Percent Usable	100
Primary Frontage	BOONDOCKS AVENUE
Primary Feet	401
Secondary Frontage	INTERSTATE 29
Secondary Feet	311
Soil Preparation Required	TYPICAL FOR DEVELOPMENT
Improvements	NONE
Improvements Razed	
Depth - Feet	602
Depth Ratio	0.666112957
Cost Of Removal	\$0.00
Utilities Serving Site	RURAL WATER, SEPTIC SYSTEM
Neighborhood Information:	
Neighborhood Access	INTERSTATE 29
Neighborhood Type	COMMERCIAL/INDUSTRIAL
Neighborhood Trends	DEVELOPING
Percent Built-Up	40

Land Sale 4

Sale Id LS-ID-333
Sale Date 8/1/2014

Location Information:

State SD
County LINCOLN
Municipality TEA
Address TBD SUNSET BOULEVARD
Descriptive Location ONE LOT NORTH ON THE EAST SIDE OF SUNSET
BOULEVARD CORNER
Legal Description TRACT 27
Addition SOUTHWEST INDUSTRIAL PARK

Sale Information:

Verified Price \$110,000.00
Grantor(s) SOUTHWEST COMMERCIAL DEVELOPMENT, INC.

Grantee(s) ALEX PROPERTIES, LLC
Verification By PUBLIC RECORDS
Type Of Transfer WARRANTY DEED
Transfer Fee \$1,110.00
Book 120
Page 1682
Easements TYPICAL
Restrictive Covenants UNKNOWN

Site Information:

Square Feet 56,400
Price Per Square Foot \$1.95
Acres 1.29477
Price Per Acre \$84,957.45
Zoning I-1, INDUSTRIAL
Topography NEARLY LEVEL WITH GRADE AT STREET
Configuration REGULAR
Latest Use Before Sale VACANT
Intended Use INDUSTRIAL
Highest And Best Use INDUSTRIAL
Percent Usable 100
Primary Frontage SUNSET BOULEVARD
Primary Feet 188
Secondary Frontage NONE
Secondary Feet 0
Soil Preparation Required TYPICAL
Improvements NONE
Improvements Razed NONE
Depth - Feet 300
Depth Ratio 0.62666667
Cost Of Removal \$0.00
Utilities Serving Site ALL COMMON

Neighborhood Information:

Neighborhood Access 271ST STREET/INTERSTATE 29
Neighborhood Type COMMERCIAL/INDUSTRIAL
Neighborhood Trends STABLE
Percent Built-Up 30

Land Sale 5

Sale Id LS-ID-334
Sale Date 9/17/2014

Location Information:

State SD
County LINCOLN
Municipality NEAR WORTHING
Address PIONEER STREET AND COMMERCE AVENUE
Descriptive Location SOUTHEAST CORNER OF COMMERCE AVENUE
AND PIONEER STREET
Legal Description TRACT 3
Addition COMMERCE PARK

Sale Information:

Verified Price \$130,683.00
Grantor(s) PESKA PROPERTIES, INC.
Grantee(s) LONE STAR ENTERPRISES, INC.
Verification By PUBLIC RECORDS
Type Of Transfer WARRANTY DEED
Transfer Fee \$131.00
Book 120
Page 1998
Easements TYPICAL
Restrictive Covenants UNKNOWN

Site Information:

Square Feet 87,122
Price Per Square Foot \$1.50
Acres 2.00005
Price Per Acre \$65,340.00
Zoning PLANNED DEVELOPMENT
Topography NEARLY LEVEL WITH GRADE AT STREET
Configuration IRREGULAR
Latest Use Before Sale VACANT
Intended Use INDUSTRIAL
Highest And Best Use INDUSTRIAL
Percent Usable 100
Primary Frontage COMMERCE AVENUE
Primary Feet 208
Secondary Frontage PIONEER STREET
Secondary Feet 311
Soil Preparation Required TYPICAL
Improvements NONE
Improvements Razed NONE
Depth - Feet 311
Depth Ratio 0.668810289
Cost Of Removal \$0.00
Utilities Serving Site RURAL

Neighborhood Information:

Neighborhood Access SD HIGHWAY 18
Neighborhood Type RURAL
Neighborhood Trends STABLE
Percent Built-Up 10

Improved Sales Map



Improved Sale 1

Sale ID	IP-IN-334
Sale Date	10/31/2014

Location Information:

State	SD
County	MINNEHAHA
Municipality	SIOUX FALLS
Address	3516 W HOVLAND DRIVE
Descriptive Location	
Legal Description	LOT 3
Addition	PETERSON PROPERTIES REPLAT II

Sale Information:

Verified Price	\$450,000.00
Grantor(s)	DAVID A AND CAROLYN FODNESS
Grantee(s)	WINDWALKER TRANSPORTATION, INC.
Verification By	PUBLIC RECORDS
Adjustment	\$0.00
Adjusted Sale Price	\$450,000.00
Type Of Transfer	WARRANTY DEED
Transfer Fee	\$450.00
Book	559
Page	2
Easements	TYPICAL
Restrictive Covenants	UNKNOWN
Property Rights Conveyed	FEE SIMPLE
Land & Building Price Per Sq Ft	\$56.25

Site Information:

Square Feet	50,977
Price Per Square Foot	\$2.10
Zoning	I-1, INDUSTRIAL
Topography	NEARLY LEVEL WITH GRADE AT STREET
Configuration	REGULAR
Highest And Best Use	INDUSTRIAL
Percent Usable	100
Primary Frontage	HOVLAND DRIVE
Primary Feet	178
Secondary Frontage	NONE
Secondary Feet	0
Depth - Feet	295.5
Depth Ratio	0.60
Cost Of Removal	\$0.00
Utilities Serving Site	ALL COMMON

Improved Sale 1

Neighborhood Information:

Neighborhood Access	NORTH LOUISE AVENUE
Neighborhood Type	INDUSTRIAL
Neighborhood Trends	STABLE
Percent Built-Up	75

Improvement Information:

Design	INDUSTRIAL
Class	D
Type	INDUSTRIAL
Highest and Best Use	INDUSTRIAL
Framing	STEEL
Roof	GABLE
Roof Material	STEEL
Foundation	UNKNOWN
Exterior	STEEL
Condition	AVERAGE
Special Features	OVERHEAD DOORS
Year Built	1977
Functional Utility	AVERAGE
Current Use	SERVICE GARAGE
Intended Use	SERVICE GARAGE
Total Size - Square Feet	8,000
Parking Spaces	TYPICAL

Improvement Sections:

Section #1

Description	SERVICE GARAGE
Size - Square Feet	8,000
Percent Of Total	100%
Wall Height - Feet	16-18 FEET
Floors	CONCRETE
Walls	STEEL LINED
Ceiling	UNFINISHED
Basement	NONE
HVAC	OVERHEAD HEAT
Other	NONE
Include In Total Sq Ft	NO

Improved Sale Analysis 1

Analysis For Depreciation

Price Paid		\$450,000.00
Less Land Value		\$107,051.70
Improvement Contribution		<u>\$342,948.30</u>
Actual Age Years	37	
Effective Age Years	20	
Expected Life Years	40	
Effective Age Depreciation	30%	
Estimated Replacement Cost		\$500,000.00
Effective Age Depreciation		<u>\$150,000.00</u>
Depreciated Contribution		\$350,000.00
Improvement Contribution		\$342,948.30
Obsolescence		\$7,051.70
Obsolescence as Percent of Depreciated Contribution		2.01%
Functional Obsolescence		<u>\$0.00</u>
External Obsolescence		\$7,051.70

Analysis Of Sale:

Actual Income		\$0.00
Less: Vacancy & Collection Loss @	0.00%	<u>\$0.00</u>
Effective Gross Income		\$0.00
Less: Operating Expenses		\$0.00
Net Operating Income		\$0.00
Overall Capitalization Rate		0.00%
Effective Gross Income		0.00

Improved Sale 1



Improved Sale 2

Sale ID	IP-IN-388
Sale Date	5/27/2015

Location Information:

State	SOUTH DAKOTA
County	MINNEHAHA
Municipality	DELL RAPIDS
Address	24593 472ND AVENUE
Descriptive Location	
Legal Description	LOT 6, BLOCK 2
Addition	DELL RAPIDS INDUSTRIAL PARK

Sale Information:

Verified Price	\$110,000.00
Grantor(s)	LEE A & MELANIE A BURGGAFF
Grantee(s)	RICHARD BOISEL JR. & BRADLEY BOESEL
Verification By	PUBLIC RECORDS
Adjustment	\$0.00
Adjusted Sale Price	\$110,000.00
Type Of Transfer	WARRANTY DEED
Transfer Fee	\$110.00
Book	562
Page	490
Easements	TYPICAL
Restrictive Covenants	NONE
Property Rights Conveyed	FEE SIMPLE
Land & Building Price Per Sq Ft	\$23.87

Site Information:

Square Feet	38,577
Price Per Square Foot	\$0.50
Zoning	I-1
Topography	NEARLY LEVEL WITH GRADE AT STREET
Configuration	RECTANGLE
Highest And Best Use	INDUSTRIAL
Percent Usable	100
Primary Frontage	472ND AVENUE
Primary Feet	0
Secondary Frontage	INDUSTRIAL STREET
Secondary Feet	0
Depth - Feet	
Depth Ratio	
Cost Of Removal	\$0.00
Utilities Serving Site	ALL COMMON

Improved Sale 2

Neighborhood Information:

Neighborhood Access	246TH STREET
Neighborhood Type	RURAL INDUSTRIAL
Neighborhood Trends	STABLE
Percent Built-Up	10

Improvement Information:

Design	INDUSTRIAL
Class	D
Type	RURAL INDUSTRIAL
Highest and Best Use	INDUSTRIAL
Framing	WOOD POLE
Roof	GABLE
Roof Material	STEEL PANEL
Foundation	
Exterior	STEEL PANEL
Condition	AVERAGE
Special Features	
Year Built	2011
Functional Utility	AVERAGE
Current Use	SERVICE GARAGE
Intended Use	SERVICE GARAGE
Total Size - Square Feet	4,608
Parking Spaces	ADEQUATE

Improvement Sections:

Section #1

Description	SERVICE GARAGE
Size - Square Feet	4,608
Percent Of Total	10000%
Wall Height - Feet	14
Floors	CONCRETE
Walls	INSULATED, LINED
Ceiling	STEEL PANEL
Basement	NONE
HVAC	UNIT HEATER
Other	OFFICE AREA
Include In Total Sq Ft	NO

Improved Sale Analysis 2

Analysis For Depreciation

Price Paid		\$110,000.00
Less Land Value		\$19,288.50
Improvement Contribution		<u>\$90,711.50</u>
Actual Age Years	4	
Effective Age Years	4	
Expected Life Years	30	
Effective Age Depreciation	5%	
Estimated Replacement Cost		\$325,000.00
Effective Age Depreciation		<u>\$16,250.00</u>
Depreciated Contribution		\$308,750.00
Improvement Contribution		\$90,711.50
Obsolescence		\$218,038.50
Obsolescence as Percent of Depreciated Contribution		70.62%
Functional Obsolescence		<u>\$0.00</u>
External Obsolescence		\$218,038.50

Analysis Of Sale:

Actual Income		\$0.00
Less: Vacancy & Collection Loss @	0.00%	<u>\$0.00</u>
Effective Gross Income		\$0.00
Less: Operating Expenses		\$0.00
Net Operating Income		\$0.00
Overall Capitalization Rate		0.00%
Effective Gross Income		0.00

Improved Sale 2



Improved Sale 3

Sale ID	IP-IN-389
Sale Date	3/8/2016

Location Information:

State	SOUTH DAKOTA
County	MINNEHAHA
Municipality	VALLEY SPRINGS
Address	ASPEN BOULEVARD
Descriptive Location	
Legal Description	LOT 11 OF TRACT 2
Addition	TOPS TRACTS

Sale Information:

Verified Price	\$168,000.00
Grantor(s)	MIDWEST DRAINAGE INC DBA LOOSBROCK DRAINAGE
Grantee(s)	A-PLUS CONCRETE CONSTRUCTION
Verification By	PUBLIC RECORDS
Adjustment	\$0.00
Adjusted Sale Price	\$168,000.00
Type Of Transfer	WARRANTY DEED
Transfer Fee	\$168.00
Book	567
Page	723
Easements	TYPICAL
Restrictive Covenants	NONE
Property Rights Conveyed	FEE SIMPLE
Land & Building Price Per Sq Ft	\$46.67

Site Information:

Square Feet	47,470
Price Per Square Foot	\$0.50
Zoning	INDUSTRIAL
Topography	NEARLY LEVEL WITH GRADE AT STREET
Configuration	IRREGULAR
Highest And Best Use	INDUSTRIAL
Percent Usable	100
Primary Frontage	ASPEN BOULEVARD
Primary Feet	220
Secondary Frontage	NONE
Secondary Feet	0
Depth - Feet	188
Depth Ratio	1.17
Cost Of Removal	\$0.00
Utilities Serving Site	ALL COMMON

Improved Sale 3

Neighborhood Information:

Neighborhood Access	ASPEN BOULEVARD
Neighborhood Type	RURAL INDUSTRIAL
Neighborhood Trends	STABLE
Percent Built-Up	10

Improvement Information:

Design	INDUSTRIAL
Class	S
Type	RURAL INDUSTRIAL
Highest and Best Use	INDUSTRIAL
Framing	STEEL
Roof	GABLE
Roof Material	STEEL PANEL
Foundation	
Exterior	STEEL PANEL
Condition	AVERAGE
Special Features	
Year Built	2001
Functional Utility	AVERAGE
Current Use	SERVICE GARAGE
Intended Use	SERVICE GARAGE
Total Size - Square Feet	3,600
Parking Spaces	ADEQUATE

Improvement Sections:

Section #1

Description	SERVICE GARAGE
Size - Square Feet	3,600
Percent Of Total	10000%
Wall Height - Feet	14
Floors	CONCRETE
Walls	INSULATED
Ceiling	STEEL PANEL
Basement	
HVAC	UNIT HEATER
Other	OFFICE
Include In Total Sq Ft	NO

Improved Sale Analysis 3

Analysis For Depreciation

Price Paid		\$168,000.00
Less Land Value		<u>\$23,735.00</u>
Improvement Contribution		\$144,265.00
Actual Age Years	15	
Effective Age Years	10	
Expected Life Years	30	
Effective Age Depreciation	21%	
Estimated Replacement Cost		\$250,000.00
Effective Age Depreciation		<u>\$52,500.00</u>
Depreciated Contribution		\$197,500.00
Improvement Contribution		\$144,265.00
Obsolescence		\$53,235.00
Obsolescence as Percent of Depreciated Contribution		26.95%
Functional Obsolescence		<u>\$0.00</u>
External Obsolescence		\$53,235.00

Analysis Of Sale:

Actual Income		\$0.00
Less: Vacancy & Collection Loss @	0.00%	<u>\$0.00</u>
Effective Gross Income		\$0.00
Less: Operating Expenses		\$0.00
Net Operating Income		\$0.00
Overall Capitalization Rate		0.00%
Effective Gross Income		0.00

Improved Sale 3

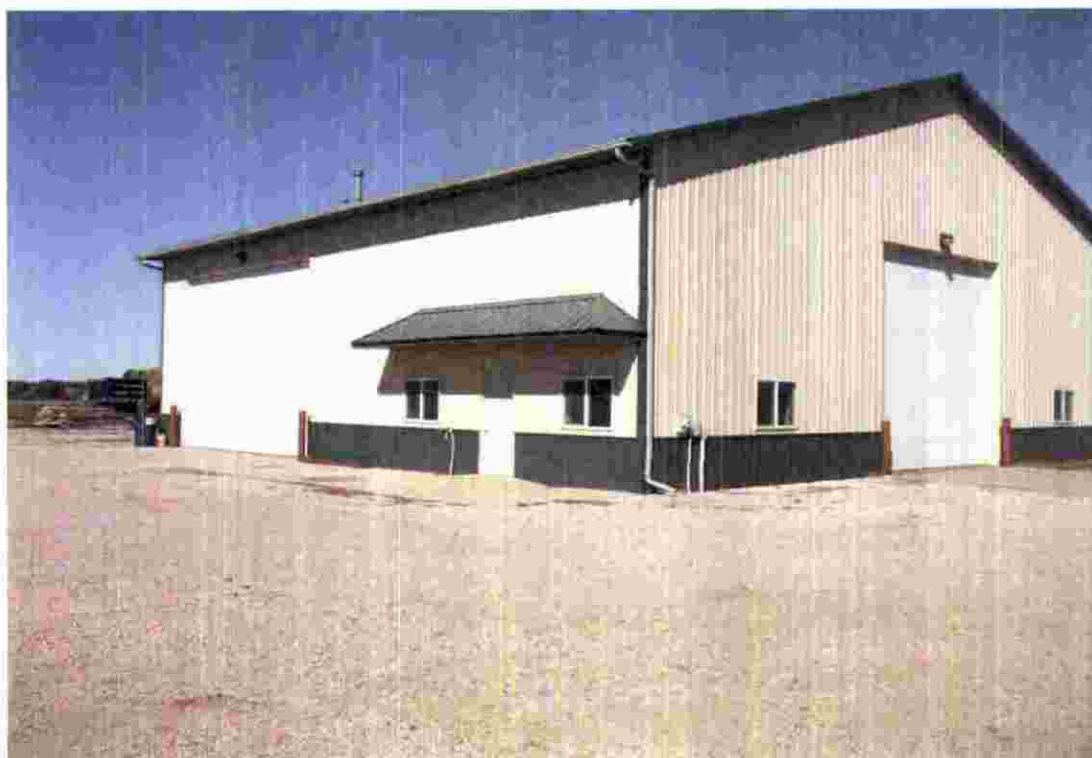


EXHIBIT 1

ARTICLE 6.00
C COMMERCIAL DISTRICT

6.01 INTENT. This district is intended to provide for a wide variety of commercial uses generally located at major intersections and along major roads. This district will include general commercial uses requiring large land areas, extensive retail operations, and outdoor display.

6.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the C Commercial District:

- (A). Office.
- (B). Bank or financial institution.
- (C). Group day care, day care center, group home.
- (D). Mortuary.
- (E). Indoor recreational facility.
- (F). Nursery or greenhouse.
- (G). Church.
- (H). Antenna support structure. *(amended by MC16-65-03)*

6.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the C Commercial District in conformance with the conditions prescribed herein or by obtaining a Conditional Use for such uses in conformance with the requirements of Article 19.00:

- (A). Retail sales and trade, personal services, communication facilities, and warehousing provided:
 - (1). There is no outside storage.
 - (2). There is no storage of a regulated substance.
 - (3). The building contains 10,000 square feet of area or less.
- (D). Veterinarian clinic provided there is no outside kenneling of dogs.
- (E). Frozen food locker provided there is no slaughtering of animals on the premises.
- (F). Off-premise signs in conformance with Article 17.00.
- (G). Telecommunication and broadcast tower in conformance with Article 12.12. *(amended by MC16-65-03)*

C COMMERCIAL DISTRICT

6.04 CONDITIONAL USES. A building or premises may be used for the following purposes in the C Commercial District if a conditional use for such use has been obtained in conformance with the requirements in Article 19.00:

- (A). Wholesale trade.
- (B). Bar or lounge.
- (C). Equipment sales, display and repair.
- (D). Motor vehicle sales, display, service and rental.
- (E). Auto body shop.
- (F). Transportation, including gasoline service station, truck stop, and terminal.
- (G). Recycling facility.
- (H). Fireworks sales provided sales are conducted from a permanent building when business operations exceed nine (9) days.
- (I). Uses which store or handle a regulated substance.
- (J). Lumberyard.
- (K). Contractor's shop and storage yard.
- (L). Car wash.
- (M). Airport/heliport.
- (N). Hotel or motel.
- (O). Hospital.
- (P). Motor vehicle repair shop.
- (Q). Public utility facility.
- (R). Campground.
- (S). Commercial recreation facility.
- (T). Wind energy conversion system.
- (U). Reserved. *(amended by MC16-65-03)*
- (V). Electrical substation.
- (W). Adult use in conformance with Section 12.09. *(amended by MC16-29-95)*

6.05 ACCESSORY USES. Accessory uses permitted in the C Commercial District are accessory buildings and uses customarily incident to any permitted uses in this district.

6.06 PARKING REGULATIONS. Parking within the C Commercial District shall be regulated in conformance with the provisions of Article 15.00.

6.07 SIGN REGULATIONS. Signs within the C Commercial District shall be regulated in conformance with the provisions of Article 16.00.

6.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. A maximum height and minimum lot requirements within the C Commercial District shall be as follows:

- (A). General Requirements:

**C COMMERCIAL
DISTRICT**

	<u>All Uses</u>
Density	----
Lot Area	----
Lot Width	----
Front Yard	30'
Side Yard	10'
Rear Yard	20'
Maximum Height	35'

- (B). There shall be a required front yard on each street side of double frontage lots.
- (C). There shall be a required front yard on each street side of a corner lot.
- (D). Any accessory uses shall be required to comply with the height, front, rear and side yard requirements of the main building.



EXHIBIT 2

Subject

**MAP DATA**

Map Number : 46099C0095D

Panel Date : September
02,2009

FIPS Code : 46099

Census Tract : 0102.00

Geo Result : S8 (Most Accurate) -
single valid address match, point
located at a single known address
point candidate (Parcel)**Flood**





-  X or C Zone
-  X500 or B Zone
-  A Zone
-  V Zone
-  D Zone
-  Area Not Mapped



EXHIBIT 3

SITE VALUE - SALES COMPARISON APPROACH

In estimating the market value of the Real Estate Company 3 site as vacant by the Sales Comparison Approach, the appraiser has made a search of the market for recent sales of similar properties in the rural Sioux Falls area commercial/industrial market. From the review of market sales, the appraiser has selected three sales for direct comparison which best represent the range of value potential for the property.

UNIT OF COMPARISON:

Unit of comparison is the measure utilized in the market place to compare properties. Unit of comparison normally utilized in the comparison of rural commercial/industrial sites is the price per square foot. Thus, appraiser will complete the comparison based on total size of 217,800 square feet.

DIRECT COMPARISON OF SUBJECT TO SIMILAR SALES FOUND IN THE MARKET:

In the application of the direct comparison, the appraiser makes comparison of the subject property to recent sales of similar properties. It was necessary to review many sales in order to find properties with attributes which best reflect the value potential of the subject property. From the local market the appraiser has abstracted those sales which have the closest application to the subject and have adjusted these sales for variations from subject. Variations in the sale properties, which are recognized in the market have been analyzed and are indicative of value placed on these variations. These variations are adjustments, which are then applied to the sale properties to indicate the market value of the subject property land as vacant by the Sales Comparison Approach.

Grid analysis for this comparison is on the following page. Following the grid is a discussion of the subject property and the adjustments made to the sale properties to provide an indicated value for subject. In the Addenda is a map showing the location of the comparable sales and a write-up of each of the sales.

In making the comparison of subject to the sales, the following elements of comparison are considered and shown in sequential order of their application.

1. Property Rights Conveyed
2. Financing
3. Conditions of Sale
4. Market Conditions (Time)
5. Location
6. Physical Characteristics
7. Income Characteristics (Improved Properties)

Property Rights Conveyed:

All of the sales shown on the grid are sales in fee simple estate. Subject is appraised in fee simple estate, so no adjustment is required.

Financing:

Market value definition is stated as cash or cash equivalent. All of the sales were cash to the seller, with no special financing, so no adjustment is required.

LAND SALE GRID

Control Number:16-70

	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4	Land Sale 5
File Number		LS-ID-379	LS-ID-381	LS-ID-307	LS-ID-333	LS-ID-334
Sale Date	9/23/2018	9/24/2015	11/1/2015	9/30/2013	8/1/2014	9/17/2014
Location	47155 250TH AVENUE BAL TIC, SOUTH DAKOTA	48315 KELSEY DR HARTFORD, SOUTH DAKOTA	24648 475TH AVENUE DELL RAPIDS, SOUTH DAKOTA	SOUTH OF SD HIGHWAY 44 ON THE WEST SIDE OF I-29 WORTHING, SD	TBD SUNSET BOULEVARD TEA, SD	PIONEER STREET AND COMMERCE AVENUE NEAR WORTHING, SD
Site Size - Square Feet	217,800	43,560	402,494	233,616	56,400	87,122
Sale Price		\$32,000	\$200,000	\$385,466	\$110,000	\$130,683
Price Per Square Foot		\$0.73	\$0.50	\$1.65	\$1.95	\$1.50
Zoning	LIGHT INDUSTRIAL	I-1	I-1	LIGHT INDUSTRIAL	I-1, INDUSTRIAL	PLANNED DEVELOPMENT
Real Property Rights	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Sale Price		\$0.73	\$0.50	\$1.65	\$1.95	\$1.50
Financing Terms	MARKET	MARKET	MARKET	MARKET	MARKET	MARKET
Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Sale Price		\$0.73	\$0.50	\$1.65	\$1.95	\$1.50
Conditions of Sale	MARKET	MARKET	MARKET	MARKET	MARKET	MARKET
Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Sale Price		\$0.73	\$0.50	\$1.65	\$1.95	\$1.50
Time Differential (Years)		1.00	0.89	2.98	2.14	2.02
Annual Time Adjustment Fac	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Adjustment		\$0.01	\$0.01	\$0.10	\$0.09	\$0.06
Adjusted Sale Price		\$0.75	\$0.51	\$1.75	\$2.04	\$1.56
Market Conditions	CURRENT	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR
Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Sale Price		\$0.75	\$0.51	\$1.75	\$2.04	\$1.56
Location	AVERAGE	SIMILAR	SIMILAR	SUPERIOR	SUPERIOR	SUPERIOR
Dollar Adjustment		\$0.00	\$0.00	-\$1.15	-\$1.15	-\$0.75
Adjusted Sale Price		\$0.75	\$0.51	\$0.60	\$0.89	\$0.81
Physical Features	AVERAGE	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR
Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Sale Price		\$0.75	\$0.51	\$0.60	\$0.89	\$0.81
Size	AVERAGE	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR
Dollar Adjustment		-\$0.10	\$0.10	\$0.00	-\$0.20	-\$0.20
Adjusted Sale Price		\$0.65	\$0.61	\$0.60	\$0.69	\$0.61
Utility/Other	AVERAGE	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR
Dollar Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Sale Price		\$0.65	\$0.61	\$0.60	\$0.69	\$0.61
INDICATED VALUE		\$0.65	\$0.61	\$0.60	\$0.69	\$0.61

LAND VALUE - SALES COMPARISON APPROACH

Conditions of Sale:

Adjustment for condition of sale usually reflects the motivation of the buyer and the seller. As far as the appraiser can determine, there were no unusual conditions of sale for any of the sales relied upon. Motivation for sale and purchase of the comparables was reflective of market conditions, with one or both parties' represented by real estate professionals. No adjustment is made for this element of comparison.

Market Conditions (Time):

Date of sale for the sale comparables ranges from September 2013 to November 2015. As described in the Market Conditions section, the area real estate market has been increasing for properties in close proximity to Sioux Falls. Sales are fairly recent and reflective of current market conditions, but still over one to two years old. A plus adjustment of 2.0 percent per annum is made for this element of comparison.

Location:

Subject is located at the Baltic exit with interchange of Interstate 29 and less than ten miles from the Sioux Falls city limits. Land Sales 1 and 2 are located in larger rural communities with access and visibility to either Interstate 29 or Interstate 90, so are considered similar to subject in locational influence. Sales 3, 4 and 5 are all located south of Sioux Falls in more active rural commercial/industrial areas and by comparison to Sales 1 and 2 are adjusted downward for location compared to subject.

Physical Characteristics:

Adjustments for physical characteristics take into account many items, including size, shape, topography, accessibility to utilities, site preparation costs, and property utility. At the time of sale, all of the sales are considered similar except for utility, which is addressed separately below. No other adjustments are made for physical characteristics.

Size:

Subject size is within the size range of the sales, with Land Sale 3 fairly similar in size and Land Sale 2 being larger than subject, while the other three sales are smaller. Based on a comparison of the sales there appears to be an adjustment for size and applied to the sales as shown on the grid.

Utility/Other:

All of the land sales were purchased for their potential as rural commercial and industrial sites, so are similar in property utility. There are no other comparison factors at subject or the comparables that appear to have a market determined adjustment.

Reconciliation:

After adjustments, the sales indicate a range in value from \$0.60 to \$0.69 per square foot for the property. Sales shown are the best comparables available in the market. These sales provide a range of market demonstrated prices. Appraiser has not placed more emphasis on one sale versus another in estimating value. After analysis, and recognition of subject's location, it is the opinion of the appraiser that the data indicates a value at \$0.65 per square foot.



EXHIBIT 4

PHOTOGRAPHS OF SUBJECT PROPERTY

STREET SCENE LOOKING WEST ALONG HIGHWAY 114



STREET SCENE LOOKING EAST ALONG HIGHWAY 114



PHOTOGRAPHS OF SUBJECT PROPERTY
VIEW LOOKING WEST AT EXISTING DRIVEWAY



VIEW LOOKING EAST AT EXISTING DRIVEWAY



PHOTOGRAPHS OF SUBJECT PROPERTY

VIEW LOOKING SOUTH ALONG EAST PROPERTY LINE



**VIEW LOOKING SOUTH ALONG WEST PROPERTY LINE & EXISTING
EASEMENT AREA**



PHOTOGRAPHS OF SUBJECT PROPERTY

VIEW LOOKING SOUTHWEST AT EAST & NORTH SIDES OF BUILDING



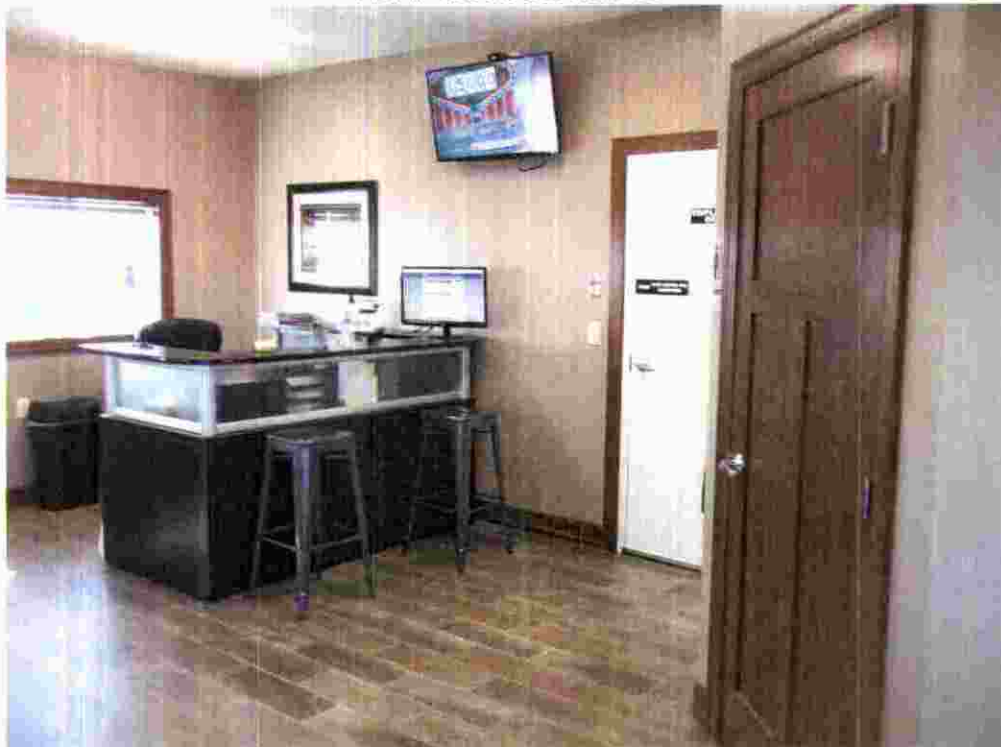
VIEW LOOKING NORTHWEST AT EAST & SOUTH SIDES OF BUILDING



PHOTOGRAPHS OF SUBJECT PROPERTY
VIEW LOOKING EAST AT WEST SIDE OF BUILDING

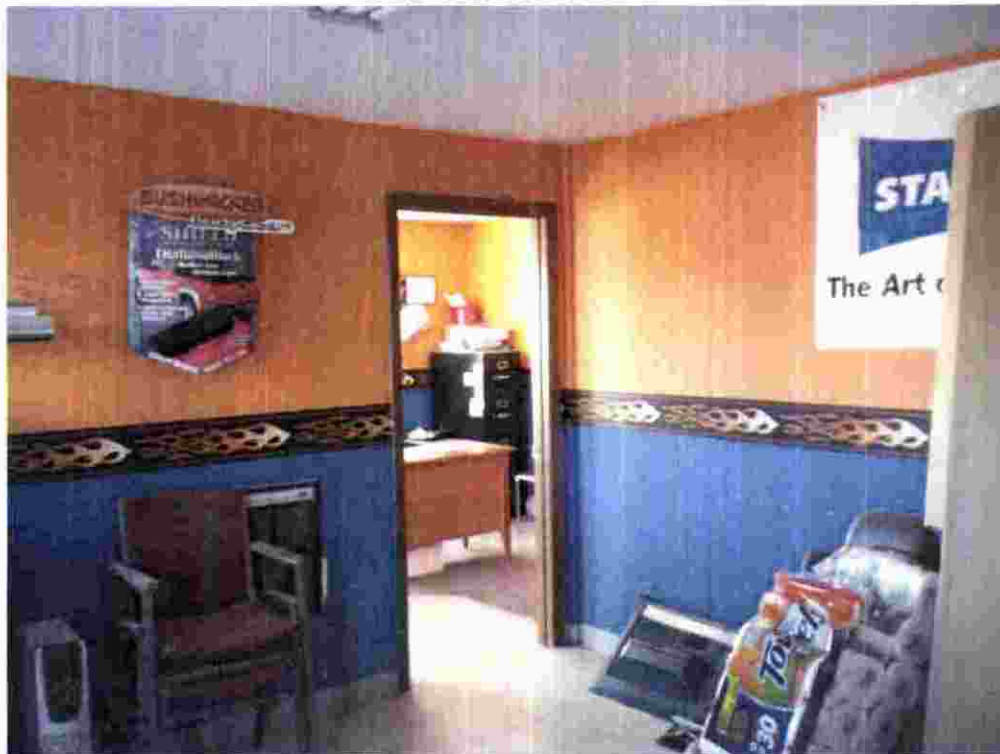


NEW OFFICE AREA



PHOTOGRAPHS OF SUBJECT PROPERTY

OLD OFFICE AREA



SHOP AREA



PHOTOGRAPHS OF SUBJECT PROPERTY

SHOP AREA



PAINT BOOTH AREA



PHOTOGRAPHS OF SUBJECT PROPERTY

VIEW LOOKING NORTH INTO PROPOSED EASEMENT AREA



VIEW LOOKING EAST INTO PROPOSED EASEMENT AREA



PHOTOGRAPHS OF SUBJECT PROPERTY

VIEW LOOKING WEST INTO PROPOSED EASEMENT AREA

