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March 2, 2020

SD Department of Environment and Natural Resources
Groundwater Quality Program
Joe Foss Building
523 East Capitol
Pierre, South Dakota 57501

Attn: Mr. Nayyer Syed

Subj: Phase I Environmental Site Assessment
Targeted Brownfield Assessment
Proposed Rovang Industrial Park
481st Avenue and Hemlock Boulevard
Corson, SD
Latitude N43° 37' 07" Longitude W96° 35' 14"
DENR #2020.010
GeoTek #20-175

Dear Mr. Syed:

We have completed a Phase I Environmental Site Assessment for the referenced project. We are transmitting one copy of our report. This work was done in accordance with your authorization of the February 7, 2020 Cost Estimate and Work Plan.

Please refer to our conclusions and recommendations for the major findings and recommendations we have made.

If you have questions or concerns regarding the information presented in this report, or if we can be of additional service, please contact our office.

GeoTek Engineering & Testing Services, Inc.

A handwritten signature in black ink, appearing to read "Katherine Howard". The signature is fluid and cursive, written over a white background.

Katherine Howard
Senior Project Manager

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
TARGETED BROWNFIELD ASSESSMENT
PROPOSED ROVANG INDUSTRIAL PARK
481ST AVENUE AND HEMLOCK BOULEVARD
CORSON, SOUTH DAKOTA**

GEOTEK #20-175

SUMMARY

Our Phase I Environmental Site Assessment has revealed the following:

Recognized environmental conditions, historic recognized environmental conditions, or controlled recognized environmental conditions were not identified.

INTRODUCTION

Purpose

This Phase I Environmental Site Assessment was conducted during the period of February 7 to March 2, 2020. The purpose of this Phase I Environmental Site Assessment was to evaluate the potential presence of hazardous substances and soil/groundwater contamination due to past/current land use practices at the site, or from nearby off-site operations.

Scope of Services

The scope of services for this assessment was performed in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13 and included the following tasks:

1. Review of information on the geology and hydrogeology of the site vicinity. Review of available information, if any, regarding previous sampling and analysis of soil, groundwater or surface water conducted at the site.
2. Review of the subject property, records, and interview of individuals associated with the property regarding the present or past existence of suspect asbestos containing materials, environmental permits or licenses, hazardous or potentially hazardous substances, distressed vegetation, stained soil, unusual grade changes, random dumping or on-site disposal, suspect lead containing materials, suspect polychlorinated biphenyls (PCBs), and underground/aboveground storage tanks.
3. Conduct a site vicinity reconnaissance to identify nearby off-site facilities that could potentially impact the subject property.

4. Review of available historical resources such as aerial photographs, fire insurance maps, tax assessor records, recorded land title records, USGS topographic maps, street directories, county atlases, and building department records, to identify, as nearly as possible, past uses of the property.
5. Review of reasonably available regulatory agency information and records. Verbal and/or written communication with federal, state and local environmental regulatory agencies having jurisdiction to determine compliance with regulations concerning the usage, storage, treatment and disposal of hazardous substances.
6. Preparing a report presenting our observations, pertinent documents, opinions, and recommendations.

Significant Assumptions

This report presents the results of our work performed at the referenced site. This work was performed in accordance with our Cost Estimate and Work Plan dated February 7, 2020 (Copy in Appendix F). A copy of the February 6, 2020 Brownfields Application, and January 13, 2020 Consent for Access to Property and Waiver of Liability are also attached in Appendix F.

Limitations and Exceptions

Information contained herein was obtained through a limited work scope by means of interviews, document research, and on-site observations. Conclusions are based on available information. However, this is not to imply that this is all of the information that exists which may be pertinent to the environmental liabilities of the site. The intent of this study was to identify environmental problems that would be evident to an environmental professional and was not intended to represent an exhaustive research of all potential hazards which may exist. Furthermore, certain potential environmental hazards reported in this study may require more comprehensive analysis to fully assess their magnitude and financial impact.

This report is representative of present conditions only. Situations or activities which occur subsequent to this report and which result in adverse environmental impacts are not relevant to this study. Phase I reports are generally considered valid for up to 180 days after completion. Reports over 180 days old but less than one year old can be used if updated.

Special Terms and Conditions

The scope of our services did not include collecting or analyzing physical evidence for the presence or lack of contaminants such as urea formaldehyde, mold, petroleum, PCBs, nitrates, herbicides, pesticides or insecticides, or radon gas unless stated above.

Similarly, an assessment of wetlands, mineral rights investigation, drinking water testing, indoor air quality, or environmental audits of operations, environmental practices or management was also not included in the scope of work.

With respect to our review of recorded land title records, we have not provided an opinion as to marketability of title and have not otherwise warranted as to condition of title.

User Reliance

No individual, corporation, or interest other than SD Department of Environment and Natural Resources may rely on this report without prior authorization from GeoTek Engineering & Testing Services, Inc.

SITE DESCRIPTION

Location and Legal Description

The site consists of approximately 79.72 acres of vacant land in Corson, South Dakota. The property owner of record is Brandon Revolving Loan.

The approximate legal description is Tract 1, Rovang Industrial Park Addition, within the SW ¼ Section 22, Township 102 North, Range 48 West, Brandon Township 102-48, Minnehaha County, South Dakota (Figure 1).

The Brandon Development Foundation has purchased this property with the intent that it will be developed into an industrial park. The Brandon Development Foundation has applied to the Targeted Brownfield Financial Assistance Program of the South Dakota Department of Environment and Natural Resources for assessment of the project site.

A 2017 aerial photo of the area with approximate site boundaries is attached in Appendix A.

Site and Vicinity General Characteristics

The site is in an area of mixed commercial and agricultural development.

Current Use of the Property

The former cropland was purchased by the City of Brandon. Working through the Brandon Development Foundation, it is the intent of the city to create an industrial park.

Description of Improvements

Plum Avenue, Walnut Avenue, utilities and a railroad spur have been constructed on the property.

Current Uses of Adjoining Properties

The site is roughly bounded by cropland to the north, an unnamed road and Midwest Rail Car Repair railyard to the east, 260th Street (Hemlock Blvd.), Rosen's, Ag Services, Monson Machining, Dean's Bulk Service, Marmen Energy, Henkel, and Jebro Inc. to the south, and cropland and 481st Avenue

to the west. Land use in the area is mixed commercial and agricultural.

A drive-by survey of the immediate site vicinity indicated the following items of apparent potential environmental significance (i.e. suspect UST locations, potential hazardous waste generators, industrial properties, etc.).

1. Monson Machining is located across 260th Street to the south. Machining likely uses cutting oils and solvent cleaners and generates waste. Evidence of exterior waste disposal was not noted. This site is in a downgradient flow direction from the subject property.
2. Dean's Bulk Service is located across 260th Street to the south. This business distributes bulk lubricants, fuel, and propane. There are no exterior petroleum tanks, however we understand there are several tanks inside the structure. Evidence of uncontrolled releases was not noted. This site is in a downgradient flow direction from the subject property.
3. Rosen's Ag Services is located across 260th Street to the south. This business distributes bulk ag fertilizers and chemicals. Evidence of exterior chemical storage or disposal was not noted. This site is in a downgradient flow direction from the subject property.
4. Marmen Energy is located across 260th Street to the south. This business manufactures turbine and windmill parts and conducts machining, fabrication, and assembly. The facility likely uses cutting oils, paints and solvent cleaners and generates waste. Evidence of exterior waste disposal was not noted. This site is in a downgradient flow direction from the subject property.
5. Jebro, Inc is located across 260th Street to the southeast. This business manufactures and ships a wide range of liquid asphalt materials. One used oil AST and three Jet Fuel A AST's are listed in the DENR tank database as present at the facility. Evidence of uncontrolled releases was not noted. This site is in a downgradient flow direction from the subject property.

USER PROVIDED INFORMATION

The user of this report may conduct certain tasks to assist in identifying possible recognized environmental conditions of the site.

We have not been informed of environmental liens, activity or land use limitations, or a value reduction of the subject property due to environmental reasons. An abstract of title or other title records for the subject property were not available for review.

We are not aware of previous environmental reports such as asbestos or lead based paint inspections, storage tank testing, contamination assessments, etc. A previous Phase I Environmental Site Assessments conducted in 2017 indicated no evidence of environmental concerns.

The reason this Phase I Environmental Site Assessment was performed was to attempt to identify significant environmental risks, if present, for future use of the property.

RECORDS REVIEW

Copies of regulatory lists reviewed or databases searched are attached in Appendix E.

National Priority List

The U.S. Environmental Protection Agency (EPA) National Priority List (NPL) was reviewed for facilities within an approximate one mile radius of the subject property. The NPL is a list of federal superfund sites of known releases or threatened releases of hazardous substances, pollutants or contaminants throughout the United States. The NPL serves to identify sites which appear to warrant remedial actions or investigations.

There were no listed sites within the radius reviewed.

CERCLIS List

The U.S. E.P.A. CERCLIS (Comprehensive Environmental Cleanup Liability Information System) list was reviewed for facilities within an approximate one-half mile radius of the subject property. The CERCLIS list is an automated inventory system used by the EPA to keep record of hazardous sites or potential uncontrolled hazardous sites which may require cleanup based upon state investigation efforts and upon notifications received as provided by the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA or "Superfund"). It does not necessarily imply that an environmental problem exists at any particular site listed. Delisted NPL sites are also included. The sites are in various stages of investigation.

Listed sites within the radius reviewed were:

1. Big Sioux River Watershed Site, entire length of river in South Dakota.

Archive CERCLIS List

The U.S. E.P.A. CERCLIS (Comprehensive Environmental Cleanup Liability Information System) list of NFRAP (no further remedial action planned) sites was reviewed for facilities within an approximate one-half mile radius of the subject property.

There were no listed sites within the radius reviewed.

RCRIS List

The U.S. E.P.A. Resource Conservation and Recovery Information System (RCRIS) list was reviewed for facilities within an approximate one-fourth mile radius of the subject property (one mile radius for treatment, storage, and disposal facilities, and facilities subject to corrective action). The RCRIS site list is a printout of permitted generators and transporters of hazardous waste, and hazardous waste treatment, storage or disposal facilities regulated by the RCRA Act of 1976.

LQG = large quantity generator, over 1000 kilograms (about 2200 lbs)/month of hazardous waste.

SQG = small quantity generator, 100-1000 kg (about 220-2200 lbs)/month of hazardous waste.

CESQG = conditionally exempt small quantity generator, less than 100 kg (about 220 lbs)/month of hazardous waste.

Listed sites within the radius reviewed were:

1. Jebro Inc., 1801 Railroad Avenue: Used Oil
2. Marmen Energy Co., 1820 N. Plum Avenue: LQG
3. Henkel US Operations Corp (Formerly Bergquist Co.), 600 Willow Street: LQG

Federal Brownfields Sites

A brownfield site is real property for which the expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Mine scarred lands may also be considered a brownfield site. EPA grants are available for assessment, cleanup, revolving loans funds and job training. The intent of the grants is to promote assessment, cleanup and reuse of brownfields. The list was reviewed for facilities within an approximate one-half mile radius.

There were no listed sites within the radius reviewed.

Federal Institutional Control/Engineering Control Registry

Institutional controls are a legal or administrative restriction on the use of or access to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater, or to prevent activities that interfere with a response action. Engineering controls are physical modifications to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater. A search was made for such facilities within an approximate one-fourth mile radius.

As there were no NPL or CERCLIS sites within a 1/4th mile radius, there are no institutional control or engineering control sites within a 1/4th mile radius.

Emergency Response Notification System

This EPA database of reported spills was reviewed for facilities within an approximate one-fourth mile radius of the subject property.

Listed sites within the radius reviewed were:

1. Railroad, Mile Post 134.59. A truck pulled in front of a train at a grade crossing causing a collision on March 17, 2009. There were no apparent materials released. No further assessment was required.

South Dakota Department of Environment and Natural Resources (DENR)

- A. Open or pending investigations involving a spill, leakage, or contamination of soil and water within an approximate ½ mile radius of the subject property:

2020.010 Brownfields Project – Rovang Industrial Park (Subject Property). This listing is for this Phase I Environmental Site Assessment report.

- B. Closed or completed investigations involving a spill, leakage, or contamination of soil and water within an approximate ½ mile radius of the subject property:

DENR #85.02 Corson Coop Bulk Plant, pesticides

DENR #88.209 Farmland Feed Mill, Hwy 11, between I-90 & Corson, diesel fuel

DENR #90-107 Former Binders Service & Auto, W of Hwy 11 near grain elevator, tank removal, petroleum

DENR #90.528 Corson Coop Elevator, W of Hwy 11 @ Railroad tracks, pesticide

DENR #2011.102 CHS Facility, 26033 482nd Avenue, 100 gallons sulfuric acid

DENR #2013.257 Marmen Energy, 1820 N. Plum Avenue, (adjacent to the south). An approximately 50 gallon hydraulic oil release was reported on November 15, 2013. The release was reportedly due to an overturned forklift and it occurred near the east central edge of the property. The release reportedly occurred on the gravel parking/driveway areas and was cleaned up. The investigation for this release is closed.

DENR #2014.248 Marmen Energy, 1820 N. Plum Avenue, (adjacent to the south). An approximately 50-55 gallon hydraulic oil release was reported on November 24, 2014. The release was reportedly due to a leaking forklift and it occurred on the north side of the facility outside the maintenance garage. The forklift was repaired and the impacted soil was excavated. The DENR investigation required no further action.

DENR #2015.093 Marmen Energy, 1820 N. Plum Avenue, (adjacent to the south). An approximately 10-15 gallons 10W-40 motor oil release was reported on May 21, 2015. The release was reportedly due equipment failure on a forklift and it occurred in the center of the Marmen site on gravel. The forklift was repaired and the impacted soil was excavated. The DENR investigation was closed.

DENR #2016.094 Harms Oil Lease Site, 26033 482nd Avenue, sulfuric acid

DENR #2018.035 Marmen Energy Fire, 1820 N. Plum Avenue, (adjacent to the south). An approximately 48 gallons hydraulic oil release was reported on March 14, 2018. The release was reportedly due to a fire event and it occurred on gravel outside the facility. The spill was collected with spill mats and the impacted soil was excavated. The DENR investigation required no further action.

- C. Spill investigations where no release was noted (clean sites) within an approximate ½ mile radius of the site:

DENR #99046.000 Eastern Coop, Eastern Farmers Facility

DENR #2010025.000 CHS Nutrition, 26027 482nd Avenue, Clean ATP

DENR #2014002.000 Certified Ready Site, Brandon/Corson Development Park, Lot 3, Tract A, Block 1, Brandon Industrial Park 1st Addition

D. Registered underground or aboveground storage tanks (USTs/ASTs) within an approximate ¼ mile radius of the site:

1. Jebro Incorporated, 1801 Railroad Avenue, 4 current USTs

E. State Brownfields Sites

A brownfield site is real property for which the expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Mine scarred lands may also be considered a brownfield site. SD DENR assistance is available for targeted assessment and perhaps cleanup. There are also revolving loans funds. The intent of the program is to promote assessment, cleanup and reuse of brownfields. The list was reviewed for facilities in the immediate vicinity of the subject property.

There were no listed sites within the radius reviewed.

F. State Institutional Control/Engineering Control Registry

Institutional controls are a legal or administrative restriction on the use of or access to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater, or to prevent activities that interfere with a response action. Engineering controls are physical modifications to a site to reduce or eliminate potential exposure to hazardous substances or petroleum in soil or groundwater. At this time, we are not aware of a state registry or list of such facilities.

G. Permitted Solid Waste Facilities

This state list identifies active and closed landfills, rubble sites, ash monofill, sludge monofill, transfer stations, petroleum contaminated soil landfarms and similar facilities. It was reviewed for facilities within an approximate one-half mile radius of the subject property.

There were no listed sites within the radius reviewed.

H. DENR administers federal regulations (40 CFR 122-123) for storm water discharges from industrial facilities, or construction activities involving over one acre of earthwork or land disturbance. If over one acre of land will be disturbed, a notice of intent to be covered under the state's general permit should be submitted to DENR at least 15 days prior to conducting work. As part of the permit, a pollution prevention plan must be developed and implemented.

SD also has a general permit for temporary dewatering and temporary water use. If temporary or long term dewatering is conducted, the appropriate notice of intent to be covered under the state's general permit for those activities should be submitted to DENR at least 15 days prior to conducting the work.

I. DENR has a database of SARA Title III Tier II reporting facilities. Those within an approximate ½ mile radius were:

1. MN0380 Leeco Steel-Brandon, 601 E Willow Street, liquid oxygen
2. MN0367 Harms Oil Sulfuric Acid Plant-Corson, 26033 482nd Avenue, sulfuric acid
3. MN0320 Henkel US Operations Corp-Brandon, 600 Willow Street, aluminum oxide, mineral spirits, nitrogen, propane, sulfuric acid, xylene
4. MN0326 CHS Inc – Brandon, 26033 482nd Avenue, anhydrous ammonia, phosphoric acid, propane
5. MN0356 Marmen Energy-Brandon, 1820 N Plum Avenue, argon, carbon dioxide, oxygen
6. MN0270 Koch Fertilizer, LLC-Corson Terminal-Brandon, 26033 482nd Avenue, ammonium phosphate Sol (10-34-0), phosphoric acid, urea ammonium nitrate Sol (28-32%)
7. MN0304 Jebro Inc – Corson, 1801 Railroad Avenue, asphalt cement, Q-Grade

HISTORICAL RESOURCES REVIEW

Aerial Photograph Review

A review was conducted of available historical aerial photographs from various sources. Photographs from the years 1953, 1958, 1962, 1968, 1971, 1976, 1991, 1996, 2003, 2006, 2007, 2010, 2012, 2014, 2015 and 2017 were reviewed. The following pertinent information about the site and vicinity was obtained from the review. The photo source is listed. Photos are attached in Appendix D.

* 1953 - EROS Data Center (Scale 1" = 5800')

This photo is very small scale. The site and vicinity appear to be agricultural land. A road or driveway appears to be present north to south through the center of the property. There are no obvious objects or buildings seen on-site. There are section line roads in the area. Interstate Highway 90 is not present.

* 1958 - USDA (Scale: 1" = 1466')

This photo is small scale. The site and vicinity appear as previously described.

* 1962 - USDA Soil Conservation Service (Scale: 1" = 1667')

This photo is from the county soil survey. The photo is small scale. The site is cropland. A small area of trees or brush is present on site in the southwest corner. No apparent structures are noted in this location. The route of Interstate Highway 90 is drawn onto the photo ½ mile to the south of the site.

* 1968 – USDA (Scale: 1" = 1690')

The photo is small scale. The site appears as previously described. The brush area now

appears to be a small wetland pothole surrounded by brush. Interstate Highway 90 is ½ mile to the south. A grain storage area has been put up across 260th Street to the south.

* 1971 - EROS Data Center (Scale: 1" = 2780')

The photo is very small scale. The site appears as previously described. The wetland to the southwest appears to be a dry depression with no surrounding brush. The grain storage area is no longer present.

* 1976 - EROS Data Center (Scale: 1" = 3050')

The photo is very small scale. The site and vicinity appear as previously described.

* 1991 – Google Earth (Scale Varies)

The north-south road across the site is no longer present. The site and vicinity appear as previously described.

* 1996 – USGS (Scale: 1" = 833')

The site and vicinity appear as previously described.

* 2003 – Google Earth (Scale Varies)

The site and vicinity appear as previously described. The Jebro facility and a power substation have been added to the south.

* 2006 – Google Earth (Scale Varies)

The site and vicinity remain as cropland. There appears to be a center-pivot irrigation system on the site and adjacent land. The center pivot is off-site near the north center of the subject property. Rail yards are under construction to the east.

* 2007 – Google Earth (Scale Varies)

The site and vicinity appear as previously described. The rail yard is completed.

* 2010 – Google Earth (Scale Varies)

The site and vicinity appear as previously described. Additional commercial development has taken place to the south.

* 2012 – Minnehaha Count GIS (Scale Varies)

The site and vicinity appear as previously described.

* 2014 – Minnehaha Count GIS (Scale Varies)

The site and vicinity appear as previously described.

* 2015 – Google Earth (Scale Varies)

The site and vicinity appear as previously described. Additional commercial development has taken place to the south.

* 2017 – Minnehaha Count GIS (Scale Varies)

The site is cropland. The vicinity appears as previously described.

* 2017 – Google Earth (Scale Varies)

The site and vicinity appear as previously described.

City Directories

Polk's City Directories were reviewed for the site and vicinity at approximate 5 year intervals for the period 1995 to 2020. Rural area addresses are believed to have been established and included in about 1998. The streets adjacent to the site are: North Plum Avenue, North Walnut Avenue, and East Hemlock Boulevard/260th Street. Nearby to the west, 481st Avenue is on the section line. Listings for the site vicinity are shown below (excluding apparent single family residential listings). Listings for the site are in **Bold**.

N. Plum Avenue

1995-2013 street not listed

1820 2020 Marmen Energy turbines-mfg

N. Walnut Avenue

1995-2016 street not listed

1809 2020 Rosen's Inc, agricultural chemicals

E. Hemlock Boulevard

1995-2005 street not listed

2010 no business listings in area

213 2013-2020 Monson Machining mach shop

301 2020 Dean's Bulk Service

520 2013-2016 **Rovang Farm genl farms-primarily crops**

260th Street

1995 street not listed

48126 2005 no current listing

48175 2005-2020 Jebro Inc. oils-waste, asphalt & asphalt products

48185 2001-2005 Chief Welding Machine welding repr

48191 2005-2016 no current listing

481st Avenue

1995 street not listed

2001-2005 no business listings in area

25931 2010-2016 Hound Dog Hotel pet boarding & sitting

25939 2020 BSR Construction, building resoration/preservation

County Director of Equalization

Legal Description: Tract 1 Rovang Industrial Park SW ¼ Section 22 T102N R48W Brandon Township

Owner: Brandon Revolving Loan

Improvements: none listed

Land Area: 79.72 acres

Assessed Value: not listed

Last Deed:

February 3, 2017 Brandon Development Foundation to Brandon Revolving Loan

February 3, 2017 Split Deed, from Rovang, Ordell G. & Joyce M. to Brandon Development Foundation

Permits:

September 13, 2017 Grading Project, Brandon Development (Contractor)

County Atlases/History Books

1. Standard Atlas of Minnehaha County, South Dakota, 1903, by Geo. A. Ogle & Co.

The site is within Section 22 of Brandon Township. The subject site and other adjacent land are owned by T.T. Redwing. There are no structures indicated on or near the subject site. There are section line roads in the area and some partial quarter section roads.

2. Illustrated Historical Atlas of South Dakota, 1904 by E. Frank Peterson.

This map does not detail ownership. There are no structures indicated on-site or on adjacent land.

3. Atlas and Plat Book of Minnehaha County, South Dakota, 1913 by Getty & Wagner

The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.

4. Atlas and Farmers Directory of Minnehaha County, South Dakota, 1917 by the Farmer

The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.

5. Atlas Minnehaha County 1920 by Canedy's Camera Shop

The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.

6. Smiths Atlas of Minnehaha County, South Dakota, 1926 by Percy T. Smith

The site is part of a larger parcel of land owned by O.T. Rovang. There are no structures indicated on-site.

7. Atlas and Farmers' Directory of Minnehaha County, South Dakota, 1929 by The Farmer

The site is part of a larger parcel of land owned by O.T. Rovang. There are no structures indicated on-site.

8. Official County Plat Book and Farmers' Directory of Minnehaha County, South Dakota, 1954 by Farm Plat Book Publishing Co.

The site is part of a larger parcel of land owned by George Rovang et al. There are no structures indicated on-site.

9. Atlas of Minnehaha County, South Dakota, 1957 by Thomas O. Nelson Co.

The site is part of a larger parcel of land owned by George Rovang. There are no structures indicated on-site.

10. Atlas of Minnehaha County, South Dakota, 1966 by Thomas O. Nelson Co.

The site is part of a larger parcel of land owned by George Rovang. There are no structures indicated on-site.

11. Atlas of Minnehaha County, South Dakota, 1975 by Midland Atlas Co.

The site is part of a larger parcel of land owned by George & Grace Rovang. There are no structures indicated on-site.

12. Atlas of Minnehaha County, South Dakota, 1980 by Midland Atlas Co.

The site is part of a larger parcel of land owned by George and Joyce Rovang. There are no structures indicated on-site.

13. Atlas of Minnehaha County, South Dakota, 1989 by Midland Atlas Company

The site is part of a larger parcel of land owned by Ordell Rovang. There are no structures indicated on-site.

14. Atlas of Minnehaha County, South Dakota, 1991 by Title Atlas Company

The site is part of a larger parcel of land owned by Ordell and Joyce Rovang. There are no structures indicated on-site.

15. Atlas of Minnehaha County, South Dakota, 1997 by Midland Atlas Co.

The site is part of a larger parcel of land owned by Ordell Rovang. There are no structures indicated on-site.

Fire Insurance Maps

A review was conducted of available fire insurance maps. A Fire Insurance Underwriters Bureau map was available for the year 1954 for Corson. The subject property was not shown on the map, indicating little apparent commercial development for the map year.

National Pipeline Mapping System

This National Pipeline Mapping System public map viewer was searched on February 18, 2020 for pipelines within an approximate one mile radius of the site. There were no pipelines indicated in the review area. A copy of the map is attached in Appendix D.

Recorded Land Title Records

An abstract or chain of title documents were not provided/available for review. The plat map dated January 17, 2017 is attached in Appendix B.

Topographic Maps

A review was conducted of available historical topographic maps from various sources. A topographic map from 1962 and a photo-revision of the same map from 1976 were available. The following pertinent information regarding the subject property and vicinity was observed during the topographic map review.

*1962 - U.S.G.S. Brandon, South Dakota 7.5-Minute Quadrangle

There are no structures depicted on the subject property on this map, and no surrounding structures. Unimproved roads are indicated at Hemlock Boulevard/260th Street, 481st Avenue, and Plum Avenue. Interstate 90 is located ½ mile south. The elevation of the site varies from

approximately 1385' to 1425' above mean sea level with a slope to the east toward Split Rock Creek. The creek is located 1 mile east.

*1976 – U.S.G.S Brandon, South Dakota 7.5-Minute Quadrangle (Photo-Revision of 1962 map)

The subject property appears unchanged on this map (no structures depicted).

Data Failure

The all appropriate inquiry standard requires that standard historical sources be consulted to develop a history of the previous uses of the site at a minimum of five year intervals. Standard historical sources include aerial photographs, fire insurance maps, property tax files, recorded land title records, local street directories, building department records, zoning/land use records, and other sources. Standard historical sources that are reasonably ascertainable, publicly available, available at reasonable time and cost, and practically reviewable must be reviewed from the present back to the first developed use (which includes agricultural use or placement of fill dirt) or back to 1940, whichever is earlier. Review of standard historical sources may be excluded if they are not reasonably ascertainable or not likely to be sufficiently useful, accurate or complete.

Data failure occurs when all standard historical sources that are reasonably ascertainable and likely to be used have been reviewed, and yet the objective of the research has not been met. Data failure is not uncommon in trying to identify previous uses of property back to 1940 or earlier. If data failure occurs, the report shall document the failure, and if any standard historical resources were excluded, give the reasons for exclusion.

For this report, data failure occurred. Historical resources indicate the site was vacant or agricultural land from the late 1800s (likely before that as well) until the current development of the area for an industrial park which began in 2017. Historical zoning/land use records were not reviewed as they were deemed not likely to be useful/available. Please refer to the time line (Table 1) for a summary of historical site use.

SITE RECONNAISSANCE

Methodology and Limiting Conditions

Exterior observations were made by traversing the perimeter and central areas of the property.

Hydrogeology

Geology

The subject site is underlain by Quaternary Outwash, Terrace deposits and Quaternary Till, Minnehaha Till Plain. The outwash is a sand and gravel mixture of glaciofluvial origin with a flat to gently sloping surface above late Wisconsin outwash terraces. The Terrace deposits under the subject site are from the Illinoian period. The till is a heterogeneous mixture of boulders, sand, silt

and clay. The clay till may be covered by up to several feet of loess (wind-deposited silt). The unit forms a highly-dissected topography. The Quaternary deposits are about 0-150' thick in the area, with the thickest deposits on the west edge of the site (Tomhave, 1994).

The bedrock below the site is likely the Cretaceous Split Rock Creek Formation at an elevation of about 1250-1300' (Tomhave, 1994).

One publication reports that the eastern portion of the site is in an area of high probability of sand and gravel within 25' of the land surface. The western portion of the site is in an area of low probability of sand and gravel within 25' of the land surface. There is reportedly a low probability of Sioux Quartzite within 25' of the land surface in the site and the vicinity (Jarrett, 1990).

Groundwater

Shallow groundwater is likely present within 10-20' below the land surface. Groundwater within sand and gravel would likely be considered part of the Brandon Aquifer. The aquifer is about 20-30' thick in the area. The regional direction of groundwater flow is to the east (Lindgren, 1992). The groundwater gradient is often in the same direction as the surface topographic slope. Based on the topographic map, the direction of the local groundwater gradient is estimated to be to the east/southeast.

Groundwater is also present within the bedrock of the Split Rock Creek and Sioux (Quartzite) Formation and they would both be considered aquifers (Lindgren, 1992).

The site is adjacent to but not within the Minnehaha County Water Source Protection District.

Soils

There are two predominant native soils on-site, Estelline silt loam 0-2% slopes and Moody-Nora silty clay loam 5-9% slopes (Nestrud, 1964). The Estelline Series is a deep, well drained, medium textured soil over sand and gravel. These soils developed in silty material deposited by wind or water. This soil occurs on nearly level uplands and on stream terraces. It takes on water readily and has slow run-off. Moody-Nora silty clay loams are deep and well drained, and developed in calcareous loess (wind-deposited silt). It occurs on eroded sloping uplands. There is a hazard of erosion from somewhat excessive runoff.

General Site Setting

On February 20, 2020, we performed a reconnaissance visit to the site to make visual observations of existing site conditions, land use, and nature of businesses.

The site consists of 79.72 acres of vacant land west of Corson, South Dakota. The site is in an area of mixed commercial and agricultural development. Walnut Avenue and Plum Avenue have been extended onto the property. A rail line has been extended north onto the property across from E. 1st Avenue. A gas line marker was observed at the intersection of Plum Avenue & 260th Street. Earth berms have been raised on the north and east edges of the property.

The land area of the subject site is rectangular shaped being approximately 1300' north-south by 2625' east-west. The land surface is dormant cropland. Evidence of surface stains, unusual grade changes, or on-site waste disposal was not observed. Evidence of cisterns or water wells was not observed, although a center-pivot irrigation system is present nearby according to aerial photos. A dump truck and bucket loader were observed on the north edge of the site.

Observations made on-site include:

Distressed Vegetation or Bare Areas – Vegetation and the ground surface were somewhat obscured by snow. No unusual conditions were noted with respect to vegetation in the adjacent road ditch.

Waste Disposal – Evidence of waste disposal on the site was not observed.

Photographs of the site are attached in Appendix C.

Hazardous or Potentially Hazardous Materials

Hazardous or potentially hazardous substances were not observed or reported to exist on-site.

Agricultural chemicals such as herbicides, pesticides, insecticides, fertilizers, etc., have likely been used or handled on-site in the past. If used or handled on-site, there is potential for uncontrolled releases to have occurred. We presume there is no concern regarding ag-chemical usage at standard crop application rates. Evidence of uncontrolled releases was not observed.

Future land disturbance of over one acre may be subject to federal rules for construction storm water pollution. Construction activities involving disturbance of over one acre of land must file a notice of intent for coverage under the state DENR general permit for discharges of construction storm water. The general permit has several requirements, such as a pollution prevention plan, erosion and sediment control, inspections, etc.

PCB Review

Electrical equipment such as power transformers is usually suspected to contain polychlorinated biphenyls (PCBs). One pole mounted transformer was observed on the southwest corner of the property. A non-PCB label was observable on the unit. One pad mounted transformer was observed adjacent to the property south across 260th Street at Dean's Bulk Service. This unit was not labelled as non-PCB. Evidence of leaks were not observed.

Underground/Aboveground Storage Tank Review

Evidence of underground or aboveground storage tanks (USTs/ASTs) was not observed on-site.

Should releases be suspected or identified from former tanks or other potential sources, state rules may require assessment and/or clean-up of the site. The South Dakota Petroleum Release

Compensation Fund (PRCF) may reimburse a covered party for eligible expenses related to assessment and remediation of motor fuel or fuel oil releases. Waste or motor oil or other substance releases are typically not eligible for reimbursement. The PRCF has a \$10,000 deductible with coverage up to \$1,000,000 for eligible expenses related to releases of fuel oil or motor fuels. If other insurance companies cover expenses, PRCF would not provide reimbursement.

Abandoned petroleum USTs can be removed at no expense to the property owner under a current DENR program. Abandoned petroleum USTs are eligible for the DENR Tank Yank Program unless they are at a commercially operated motor fuel station operated on or after April 1, 1988 (some USTs at such sites may be eligible). USTs storing motor fuel, heating oil, waste oil, etc., are eligible. DENR hires private contractors and consultants to conduct the work. UST contents are removed. Soil samples are collected at the time of UST removal. Contaminated backfill soils, if present, are removed. Replacement soil is minimally compacted. If there is pavement over the UST, it would not be replaced. The state also pays for "any additional cleanup that is needed". Currently, there is no known ending date for this program.

Water Supply Wells

Water wells were not observed and are not known to exist on-site. The SD DENR Water Rights Office databases were reviewed. A center-pivot irrigation system was present on the site and adjacent land. The well for the irrigation system does not appear to be on the property. Water well completion reports or water rights were not identified for the subject property. Well drillers are required to file well completion reports, and commercial use of water requires a permit. Well log records are not always found for older wells. Additionally, records are not always filed for newer wells.

If future commercial use of a well is desired, a water rights permit would likely be needed. Under Administrative Rules of South Dakota (ARSD 74:02:01:03), water permits are required for "all beneficial uses of water except vested right claims, water distribution systems or other common distribution systems diverting 18 gallons per minute or less, and reasonable domestic use." All commercial use requires a water permit.

Well construction standards (ARSD 74:02:04:69) would require that abandoned wells be plugged. Well abandonment may be performed by the property owner or by a licensed well driller.

INTERVIEWS

The objective of interviews is to obtain information indicating possible recognized environmental conditions of the site. An interview of the key site manager, and occupant(s) if different than manager, and at least one state and/or local government official are required. Significant items are discussed below:

Site Owner – Mr. Chuck Parsons, secretary/treasurer for the owning entity Brandon Development Foundation was interviewed on February 21, 2020 regarding current and previous site conditions. The Foundation has owned the site since February 2017. Mr.

Parsons has been a Brandon resident since 1989. He reports that since acquiring the property the Foundation has put in roads and utilities at the site. He stated in 2017 that there were no known wells, cisterns, or drain tiles on-site. There were no known site tanks, environmental releases, or unknown fill soils. Since that time, he has not become aware of additional information that would pertain to the environmental conditions on the site.

In the case of abandoned properties where there is evidence of unauthorized use or uncontrolled access, interviews of one or more neighboring owners or occupants are required. The site is not abandoned. Therefore, an interview with a neighbor was not conducted.

One or more state/local government officials to be interviewed are: local fire department, state/regional/local health agency, state/regional/local environmental or hazardous waste office, local agencies that issue building permits or groundwater use permits that document Activity and Use Limitations (AULs).

Local Government Officials - Mr. Bryan Read, City Administrator for Brandon was contacted on February 25, 2020 regarding potential information on the site. Mr. Read was not aware of spills, tanks, or petroleum pipelines on the site.

FINDINGS

The following summarizes our professional opinions regarding the Phase I Environmental Site Assessment performed on the subject property, based on the information presented in the previous sections of this report.

- * The site was reviewed for evidence of stained surface areas, unusual grade changes, distressed vegetation, or on-site waste disposal. Unusual conditions were not noted.
- * Potentially asbestos containing building materials were not observed on-site. Historical references do not indicate that structures were previously located on-site.
- * Potential lead-based paint was not observed on-site.
- * Potential PCB-containing electrical equipment was not observed on-site. One transformer that was present was labelled as non-PCB containing.
- * Hazardous or potentially hazardous substances were not observed on-site.
- * Evidence of aboveground or underground storage tanks was not observed on-site. Historical resources did not indicate that tanks were located on-site in the past.
- * Historical resources do not indicate that structures were located on-site in the past. It appears the site was in use for agricultural purposes (crop production).
- * The subject property was listed on one regulatory agency list reviewed (as a Brownfields site on the DENR spills database). Listings in the vicinity were ten substance release locations (each file has a closed or no further action status), and three locations where testing did not detect a release. EPA databases show three hazardous waste generators within ½ mile of the site. The DENR tank database shows one regulated tank site within ¼ mile of the site. Due to the distance from the site and the small quantities of the releases, there is low potential for these releases to impact the subject site.

DATA GAPS

A data gap is defined as a lack of or inability to obtain the required information for this report despite a good faith effort, such as the inability to perform the site reconnaissance, interviews, etc. A data gap may not always be considered significant, and data failure of standard historical source review may or may not be considered a data gap. This report must identify and comment on significant data gaps that affect the ability to identify recognized environmental conditions, and identify sources of information that were consulted to address the data gaps (if any).

Data gaps consisting of a lack of historical information for intervals greater than 5 years were present. Three data gaps of 9 to 20 years each were noted. Use prior to and following the data gaps was not significantly different, therefore site use was presumed to be consistent across the gap. Please refer to the time line for a summary of historical site use.

OPINION

There is potential for undetected or unknown releases from both on-site (i.e. pesticide and agricultural chemical use) and off-site (i.e. gas tanks associated with adjacent and nearby parcels, oils, railroad, etc.) sources. Releases originating off-site would be the responsibility of those owners or operators. A deceased, unwilling, or insolvent owner or operator would complicate the situation. There may be some difficulty or expense in proving the origin of a release. And a release, even if another's responsibility, could limit or prohibit full use of the subject property. If encountered, excavated construction-derived contaminated soil may need to be taken to a permitted facility for disposal.

The South Dakota Petroleum Release Compensation Fund (PRCF) may reimburse a covered party for eligible expenses related to assessment and remediation of motor fuel or fuel oil releases. Waste or motor oil or other substance releases are typically not eligible for reimbursement. The PRCF has a \$10,000 deductible with coverage up to \$1,000,000 for eligible expenses related to releases of fuel oil or motor fuels. If other insurance companies cover expenses, PRCF would not provide reimbursement.

Abandoned petroleum USTs can be removed at no expense to the property owner under a current DENR program. Abandoned petroleum USTs are eligible for the DENR Tank Yank Program unless they are at a commercially operated motor fuel station operated on or after April 1, 1988 (some USTs at such sites may be eligible). USTs storing motor fuel, heating oil, waste oil, etc., are eligible. DENR hires private contractors and consultants to conduct the work. UST contents are removed. Soil samples are collected at the time of UST removal. Contaminated backfill soils, if present, are removed. Replacement soil is minimally compacted. If there is pavement over the UST, it would not be replaced. The state also pays for "any additional cleanup that is needed". Currently, there is no known ending date for this program.

If part of a larger project and there is proposed land disturbance of over one acre, the facility may also be subject to federal and state rules for construction storm water pollution, and we would recommend discussing the situation with DENR. Construction activities involving disturbance of over one acre of land must file a notice of intent for coverage under the state general permit for discharges of construction storm water. The general permit has several requirements, such as a pollution prevention plan, erosion and sediment control, inspections, etc.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-13 of the referenced site.

Recognized environmental conditions, historic recognized environmental conditions, or controlled recognized environmental conditions were not identified.

DEVIATIONS

There is one deviation from American Society for Testing and Materials (ASTM) Standard E1527-13. Complete chain of title documents were not available or provided for the referenced site.

ADDITIONAL SERVICES

Asbestos Review

Suspect asbestos containing building materials were not observed. Historical documents do not indicate that buildings were previously located on-site.

Lead Review

There were no observed painted surfaces on-site.

REFERENCES

Lindgren, Richard J. & Colin A. Niehus, Water Resources of Minnehaha County, South Dakota, US Geological Survey Water-Resources Investigations Report 91-4101, 1992.

Nestrud, Lorne M., Soil Conservation Service, Soil Survey Minnehaha County, South Dakota, issued June 1964.

SD Department of Environment and Natural Resources, Release Reports, February 18, 2020.

SD Department of Environment and Natural Resources, Brownfields Reports, February 18, 2020.

SD Department of Environment and Natural Resources, Registered ASTs and USTs, February 18, 2020.

SD Department of Environment and Natural Resources, Water Well Completion Reports, February 19, 2020.

SD Department of Environment and Natural Resources, SD Water Rights Database, February 19, 2020.

SD Department of Environment and Natural Resources, Permitted Solid Waste Facilities, February 18, 2020.

Tomhave, Dennis W., Geology of Minnehaha County, South Dakota, SD Geological Survey Bulletin 37, 1994.

US Department of Transportation, National Pipeline Mapping System (NPMS), February 18, 2020.

US Environmental Protection Agency (EPA), Archive CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System), November 25, 2020.

US EPA, CERCLIS and NPL (National Priorities List), February 18, 2020.

US EPA, Emergency Release Notification System (ERNS) list, February 18, 2020.

US EPA, Federal Brownfields List, February 18, 2020.

US EPA Resource Conservation and Recovery Information System (RCRIS) List, January 13, 2020.

US Geological Survey, 1976, Brandon, South Dakota-Iowa Quadrangle, 7.5-minute series map.

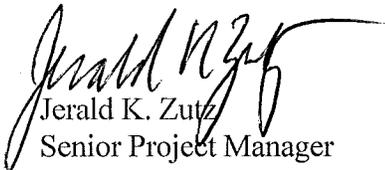
SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

The conclusions and recommendations contained in this report present our professional opinions. These opinions were arrived in accordance with currently accepted hydrogeological and engineering practices at this time and location. Other than this, no warranty is implied or intended.



Katherine Howard
Senior Project Manager

This report was reviewed by:



Jerald K. Zutz
Senior Project Manager
PE/Remediator #5083

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Katherine Howard - Project Manager: Katherine is a project manager on assessment projects. She holds bachelor of science degrees in chemistry and physics from South Dakota State University as well as a Master of Science Degree in Analytical Chemistry from the same university. She has completed training as a lead inspector and risk assessor, and is certified in South Dakota.

Katherine completed the site reconnaissance, historical resource review, agency list review and interviews within the report.

Jerald K. Zutz-Senior Project Engineer/Manager: Jerry is the Industrial Hygiene & Environmental Assessment Unit Manager at GeoTek. Previously, he was a senior project engineer/manager on assessment and remediation projects. He holds a degree in geologic engineering from South Dakota School of Mines and Technology. Jerry has completed over 750 Phase I Environmental Site Assessments throughout South Dakota, Iowa, Minnesota and Nebraska. Jerry is a licensed asbestos building inspector in South Dakota and Iowa, and has received training as a lead-based paint inspector/risk assessor under the EPA model curriculum. He is a Registered Professional Engineer and a Certified Petroleum Release Remediator in South Dakota with 35 years of experience.

Jerry oversaw the work and is the Environmental Professional for this report.

SITE USE TIME LINE		
Year	Historical Source	Site Use
1903	County Atlas	The subject site and other adjacent land are owned by T.T. Redwing. There are no structures indicated on the subject site.
1904	County Atlas	This map does not detail ownership. There are no structures indicated on-site or on adjacent land.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1913	County Atlas	The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.
1917	County Atlas	The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.
1920	County Atlas	The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.
1926	County Atlas	The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.
1929	County Atlas	The site is part of a larger parcel of land owned by O.T. Rovang. This map does not show buildings.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1949	County Atlas	The site is part of a larger parcel of land owned by George Rovang. This map does not show buildings.
1953	Aerial Photo	The site appears to be agricultural land. A road or driveway appears to be present north to south through the center of the property.
1954	County Atlas	The site is part of a larger parcel of land owned by George Rovang, et al. There are no structures indicated on-site.
1954	Sanborn Map	The site is not shown in detail, indicating little commercial development.
1956	County Atlas	The site is part of a larger parcel of land owned by George Rovang, et al. There are no structures indicated on-site.
1957	County Atlas	The site is part of a larger parcel of land owned by George Rovang. There are no structures indicated on-site.
1958	Aerial Photo	There are no apparent significant changes from the previous photo.
1962	Aerial Photo	There are no apparent significant changes from the previous photo.
1966	County Atlas	The site is part of a larger parcel of land owned by George Rovang. There are no structures indicated on-site.
1968	Aerial Photo	There are no apparent significant changes from the previous photo.
1971	Aerial Photo	There are no apparent significant changes from the previous photo.
1975	County Atlas	The site is part of a larger parcel of land owned by George & Grace Rovang. There are no structures indicated on-site.
1976	Aerial Photo	There are no apparent significant changes from the previous photo.
1980	County Atlas	The site is part of a larger parcel of land owned by Ordell and Joyce Rovang. There are no structures indicated on-site.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1989	County Atlas	The site is part of a larger parcel of land owned by Ordell Rovang. There are no structures indicated on-site.
1991	County Atlas	The site is part of a larger parcel of land owned by Ordell and Joyce Rovang. There are no structures indicated on-site.
1991	Aerial Photo	The north-south road across the site is no longer present.

SITE USE TIME LINE		
Year	Historical Source	Site Use
1995	City Directory	Street not listed.
1996	Aerial Photo	There are no apparent significant changes from the previous photo.
1997	County Atlas	The site is part of a larger parcel of land owned by Ordell Rovang. There are no structures indicated on-site.
2000	City Directory	Street not listed.
2003	Aerial Photo	There are no apparent significant changes from the previous photo.
2005	City Directory	Street not listed.
2006	Aerial Photo	The site remains as cropland. There appears to be a center-pivot irrigation system on the site and adjacent land. The center pivot is off-site near the north central edge of the subject property.
2007	Aerial Photo	There are no apparent significant changes from the previous photo.
2010	Aerial Photo	There are no apparent significant changes from the previous photo.
2010	City Directory	Site not listed.
2012	Aerial Photo	There are no apparent significant changes from the previous photo.
2014	Aerial Photo	There are no apparent significant changes from the previous photo.
2015	City Directory	Site listed as: 520 E. Hemlock Blvd. 520 Rovang Farm genl farms-primarily crops
2015	Aerial Photo	There are no apparent significant changes from the previous photo.
2017	Aerial Photo	There are no apparent significant changes from the previous photo.
2017	Aerial Photo	There are no apparent significant changes from the previous photo.
2020	City Directory	Site not listed.

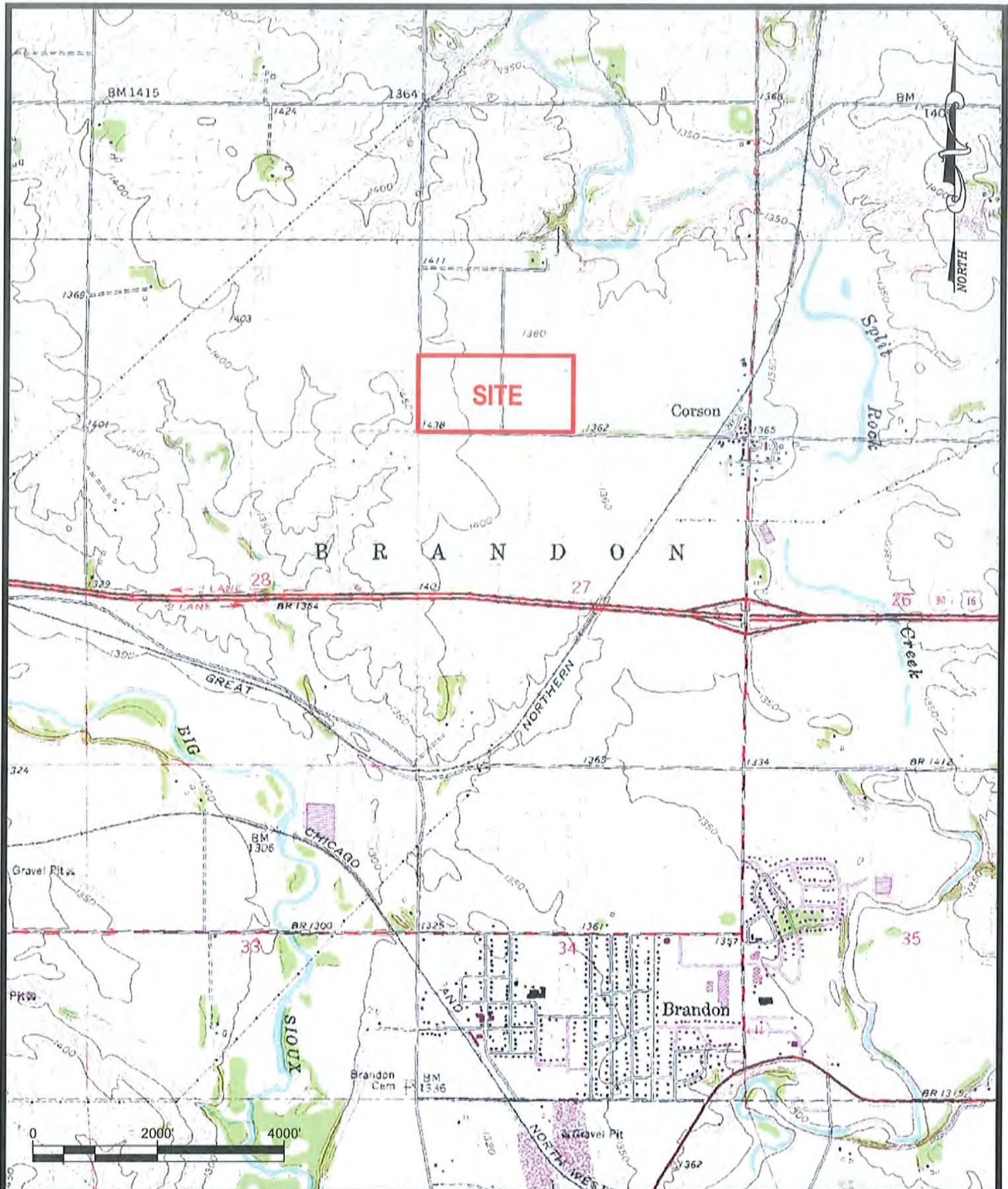


FIGURE 1
 TOPOGRAPHIC SIT LOCATION MAP
 ROVANG INDUSTRIAL PARK BROWNFIELD
 APPLICATION
 BRANDON, SD

ACAD/GEOTEK/KATHERINE/20-175

PROJECT #: 20-175

DRAWN BY: DHP



**GEOTEK ENGINEERING &
 TESTING SERVICES, INC.**
 909 East 50th Street North
 Sioux Falls, South Dakota 57104
 605-335-5512 Fax 605-335-0773

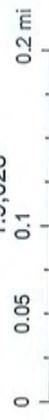
APPENDIX A

Map



2/20/2020, 1:05:38 PM

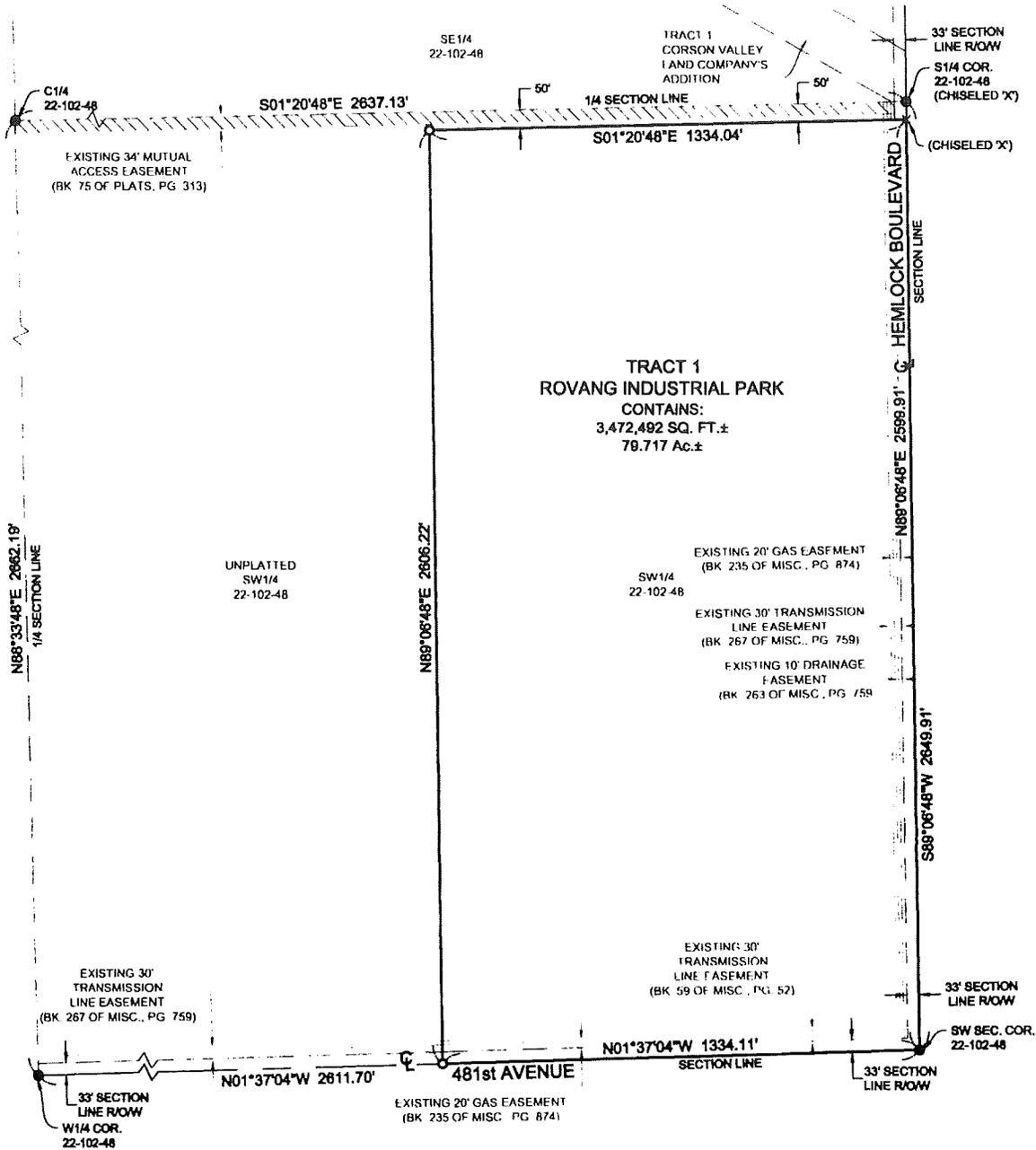
1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCAN, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of Sioux Falls, Minnehaha County GIS

APPENDIX B

TRACT 1, ROVANG INDUSTRIAL PARK IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA



Notes:

The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument
- X - Set chiseled 'X'
- (R) - Record Distance
- (M) - Measured Distance

BY: KJR, 21092 Tr 1 Plat.dwg, PLAT, REV DATE: , PRINT DATE: Jan 11, 2017

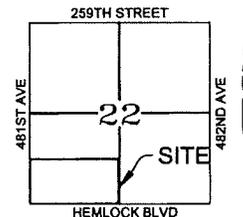
Subject to a Right-of-Way Easement favoring Sioux Valley-Southwestern Electric over the SW1/4 of Section 22-102-48. (BK. 236 of Misc., PG. 503)



GRAPHIC SCALE



(IN FEET)



VICINITY MAP
SECTION 22-102-48

Total Area Surveyed:
79.717 Acres±

Sayre Associates

Professional Engineers & Surveyors
1111 N. Cherry Avenue • Rapid City, SD 57704
Phone: (605) 342-7111 • Fax: (605) 342-7254

300.00 (100) Chas. Brown 2017-5200

TRACT 1, ROVANG INDUSTRIAL PARK IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA

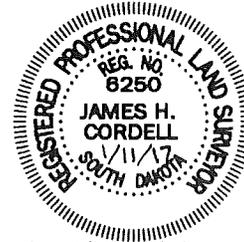
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before November 29, 2016, survey and plat a part of the Southwest Quarter (SW1/4) of Section 22, Township 102 North, Range 48 West of the 5th P.M., Minnehaha County, South Dakota, into a tract as shown. The same shall hereafter be known and described as Tract 1, Rovang Industrial Park in the Southwest Quarter (SW1/4) of Section 22, Township 102 North, Range 48 West of the 5th P.M., Minnehaha County, South Dakota.

I further certify that to the best of my knowledge, the within and foregoing plat correctly represents the same.

Dated this 11th day of JANUARY, 2017.

James H. Cordell
Registered Land Surveyor No. 6250



OWNER'S CERTIFICATE OF COMPLIANCE

We, Ordell G. Rovang and Joyce M. Rovang, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purpose of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

We hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Brandon.

Dated this 16 day of JANUARY, 2017.

Owners:

By: Ordell G. Rovang
Ordell G. Rovang

By: Joyce M. Rovang
Joyce M. Rovang

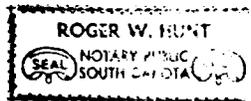
State of SOUTH DAKOTA)
County of MINNEHAHA)

On this 16 day of JANUARY, 2017, before me, the undersigned officer, appeared Ordell G. Rovang and Joyce M. Rovang, known to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

My commission expires: My Commission Expires December 4, 2018

Roger W. Hunt
Notary Public, MINNEHAHA County, State of SOUTH DAKOTA



CERTIFICATE OF ROAD AUTHORITY

I, John Burkman (name), Supervisor (title) of the Brandon Township, 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.

By: John Burkman

Title: Supervisor

CITY ENGINEER APPROVAL

I, Paul Sanow, City Engineer of the City of Brandon, do hereby certify that I did duly review and recommend approval of this plat on this 17th day of JANUARY, 2017.

P.J.D.S.
City Engineer, City of Brandon, South Dakota



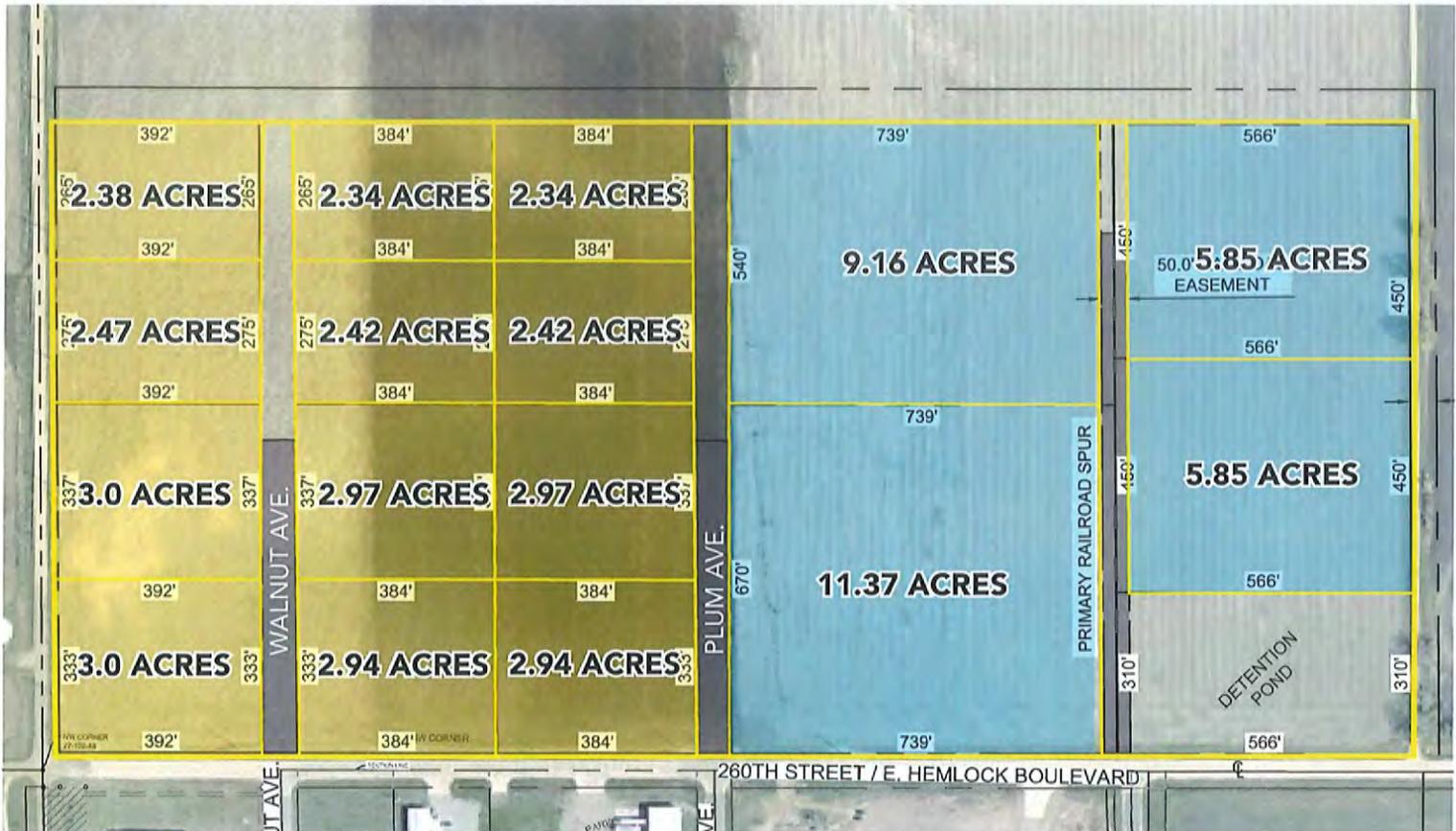
INDUSTRIAL LAND FOR SALE

ROVANG INDUSTRIAL PARK

Brandon, South Dakota



CONCEPT MAP FOR PLANNING PURPOSES:



INCENTIVES:

- Property tax abatement (0 / 25 / 50 / 75 / 75 / 100)
- Project financing through Brandon Revolving Loan Fund

- NON-RAIL SITES
- RAIL SITES

200 N Phillips Ave Suite 101,
Sioux Falls, SD 57104

605.339.0103

nickf@siouxfalls.com

siouxfallsdevelopment.com/MCEDA.cfm



Proud Member of LCEDA/MCEDA

APPENDIX C



North property line looking east from northwest corner.



East property line looking north from southeast corner.



South property line looking west from southeast corner.



West property line looking north from hilltop near southwest corner.



West property line looking south from hilltop near southwest corner.



View of entire property from west.



Plum Avenue



Walnut Avenue



Rail spur on property.



Earth berm on north, west of Plum Avenue.



Earth berms on northeast.



Berm near east property line viewed from inside the property.



Earth berm near east property line viewed from the east.



Transformer on southwest corner of property.



Rail cars adjacent to east property line.



Hazard placard on Rosen Building adjacent to the south.

APPENDIX D

AS M 10 AMS 25 AUG 1953 132



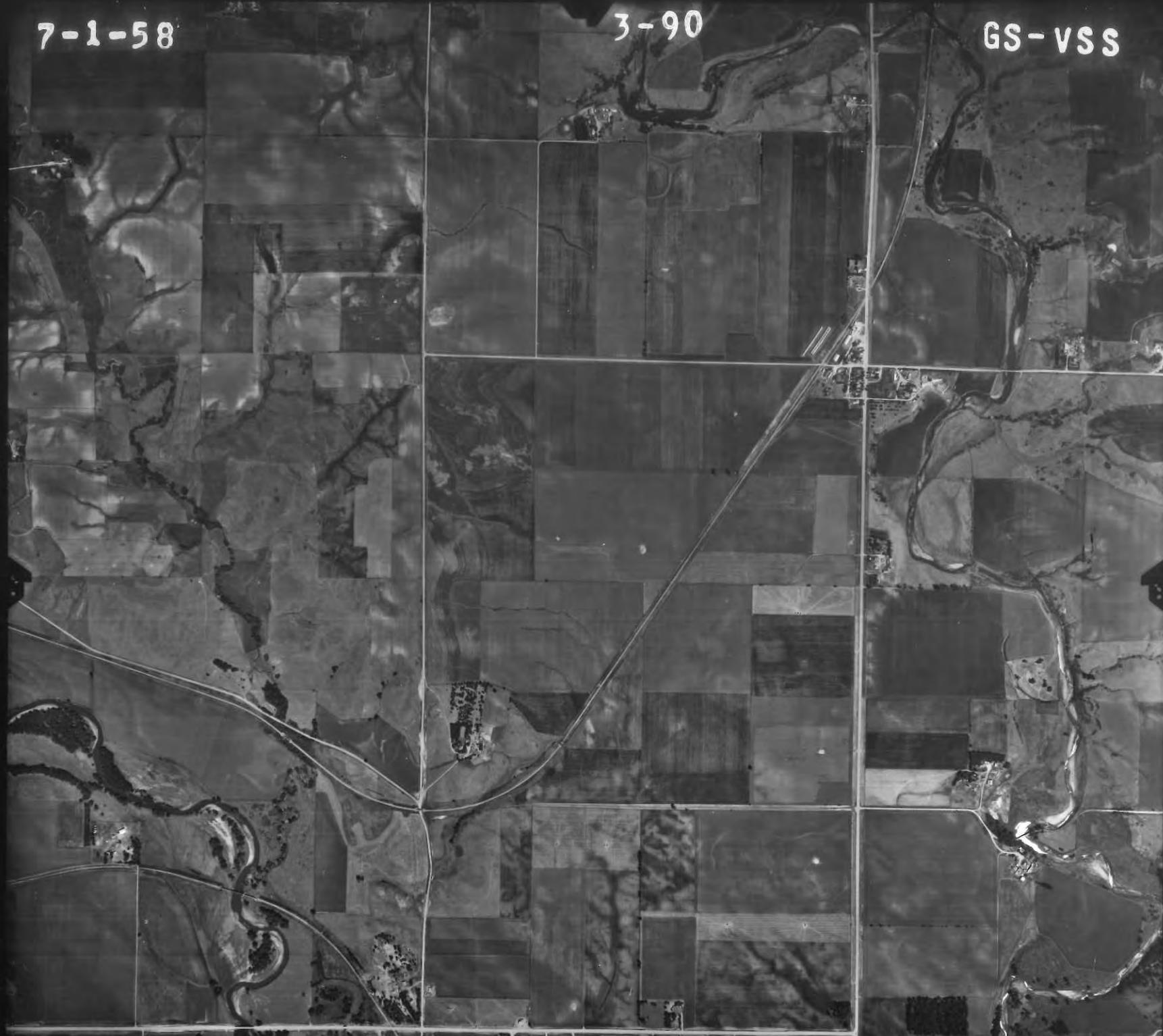
008429

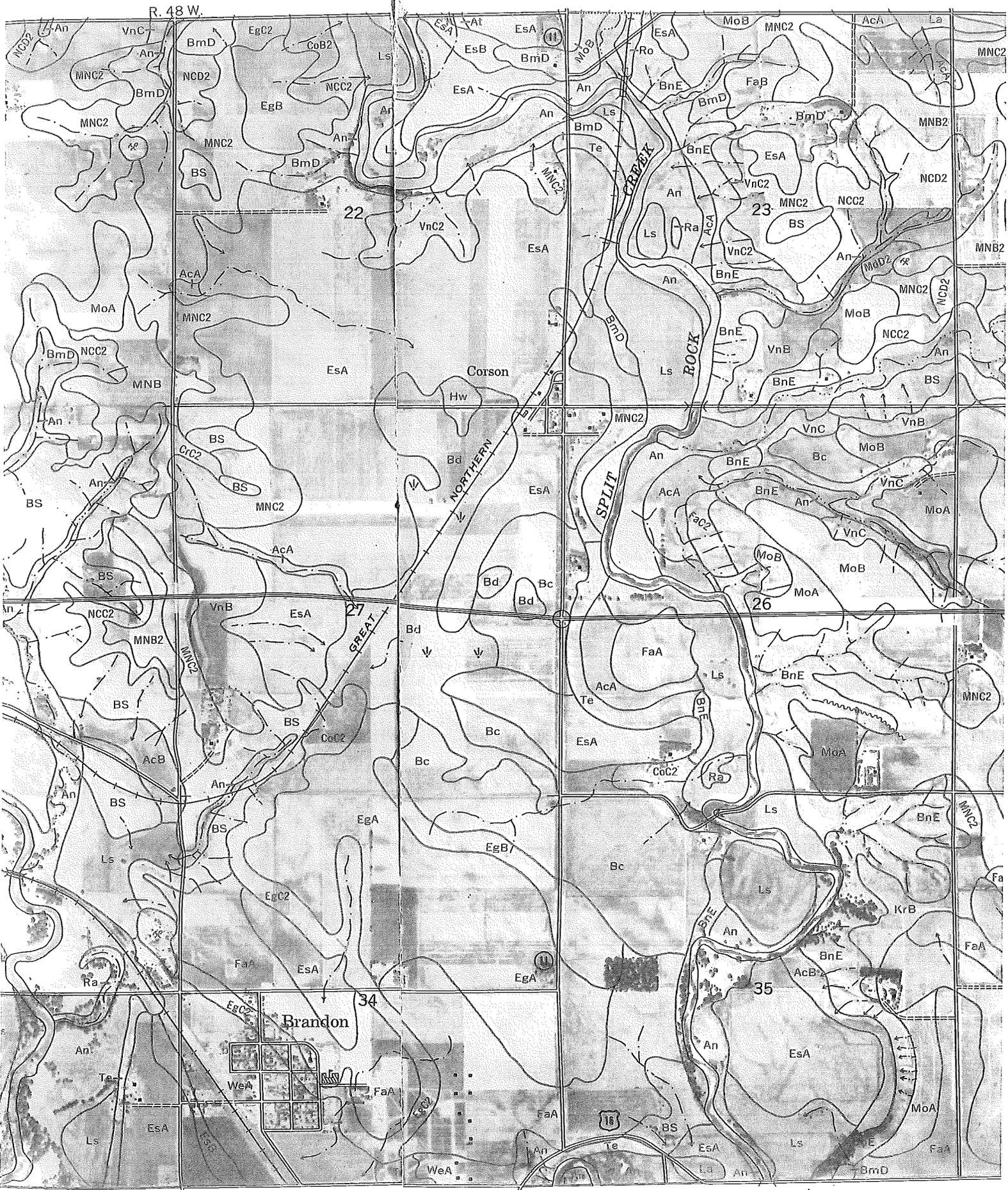
AS M 10 AMS 25 AUG 1953 132

7-1-58

3-90

GS-VSS





1962

VM-1 JJ-142



5-71

9:55

307

1-35

H16000

GS-VC0X

LENS NO. 307



KODAK SAFETY FILM

5-11-76

1-144

GS-VEDD



9589

1991

Write a description for your map.



Google Earth

© 1991 U.S. Geological Survey

2000 ft





02/19/2020 08:39

1996

2003

Write a description for your map.



Google Earth

Image © 2020 Maxar Technologies



2000 ft

2006

Write a description for your map.



Google Earth

Image © 2006, Farm Services Agency

2000 ft



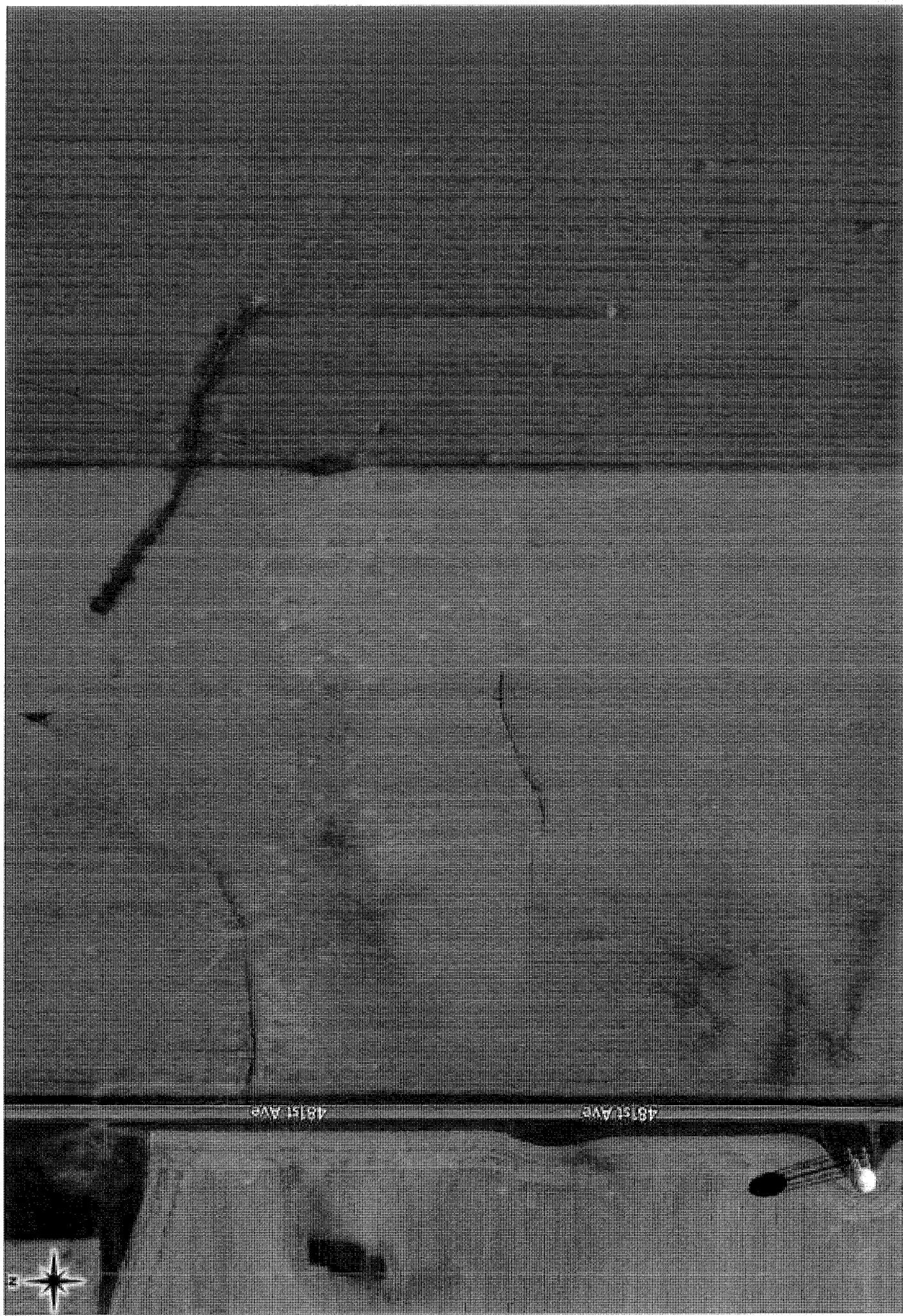
Core



2010

Write a description for your map.







2015

Write a description for your map.





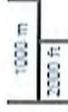
2017

Write a description for your map.



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

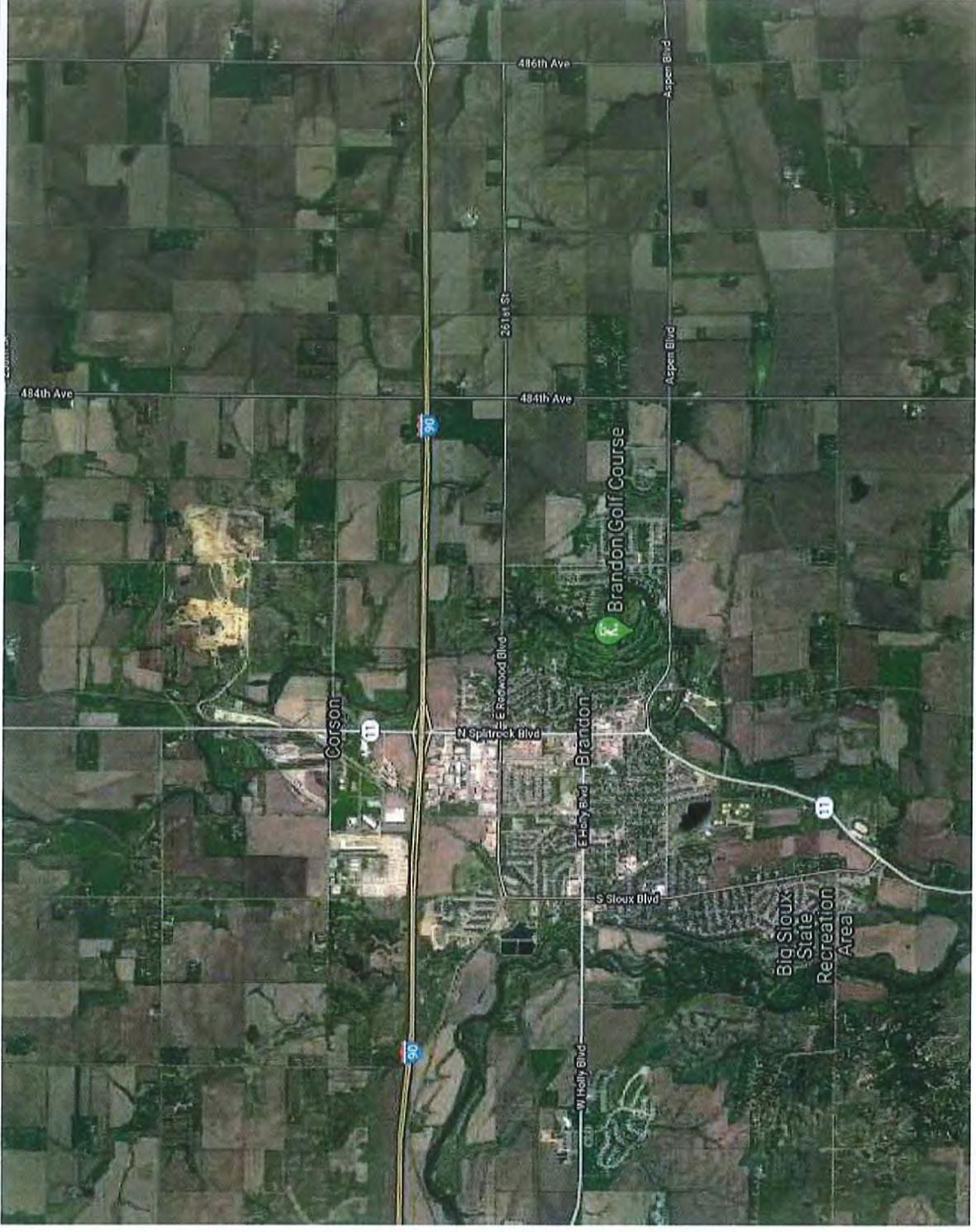
Questions regarding this map or its contents can be directed to npms@dot.gov.

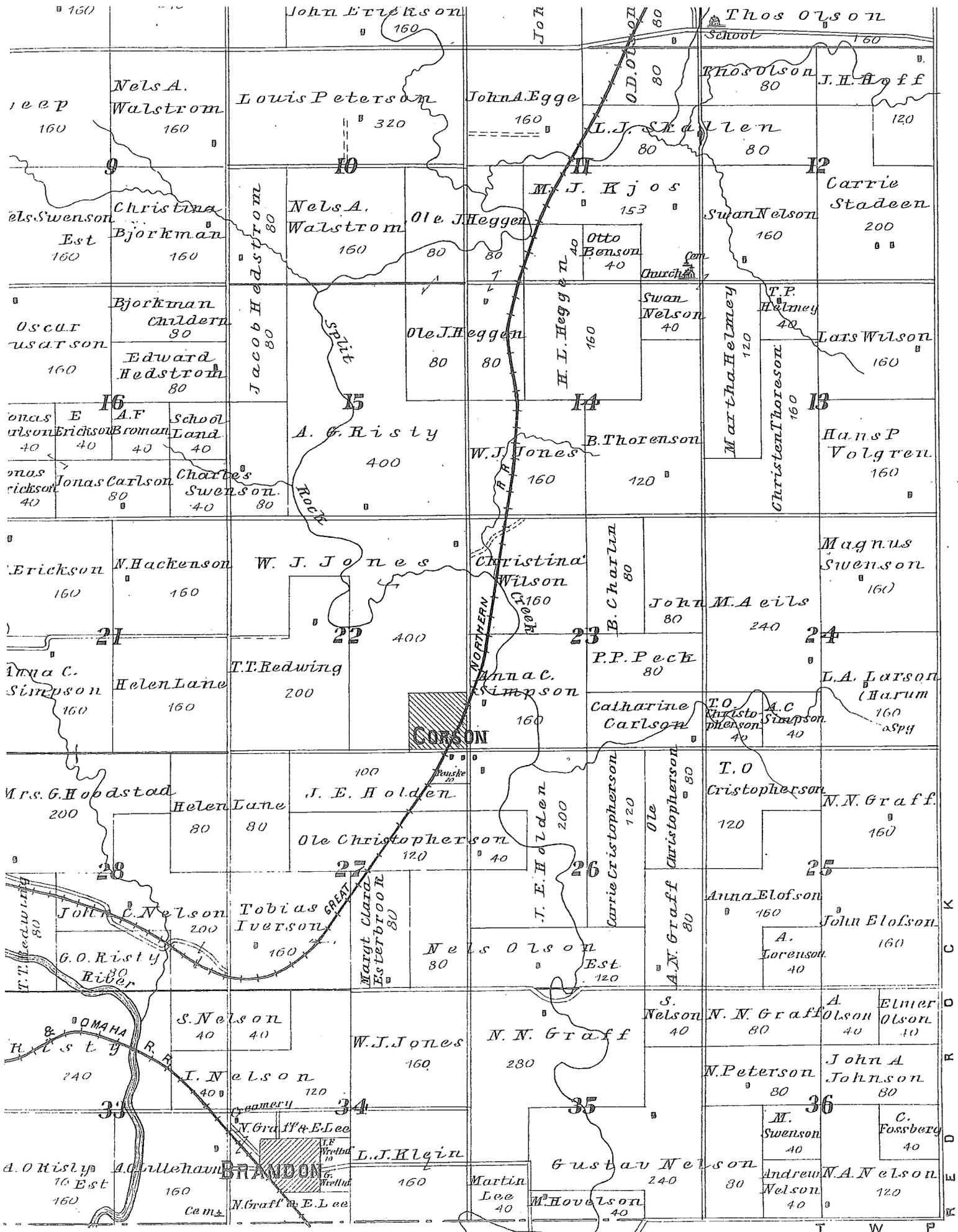
Projection: Geographic

Datum: NAD83

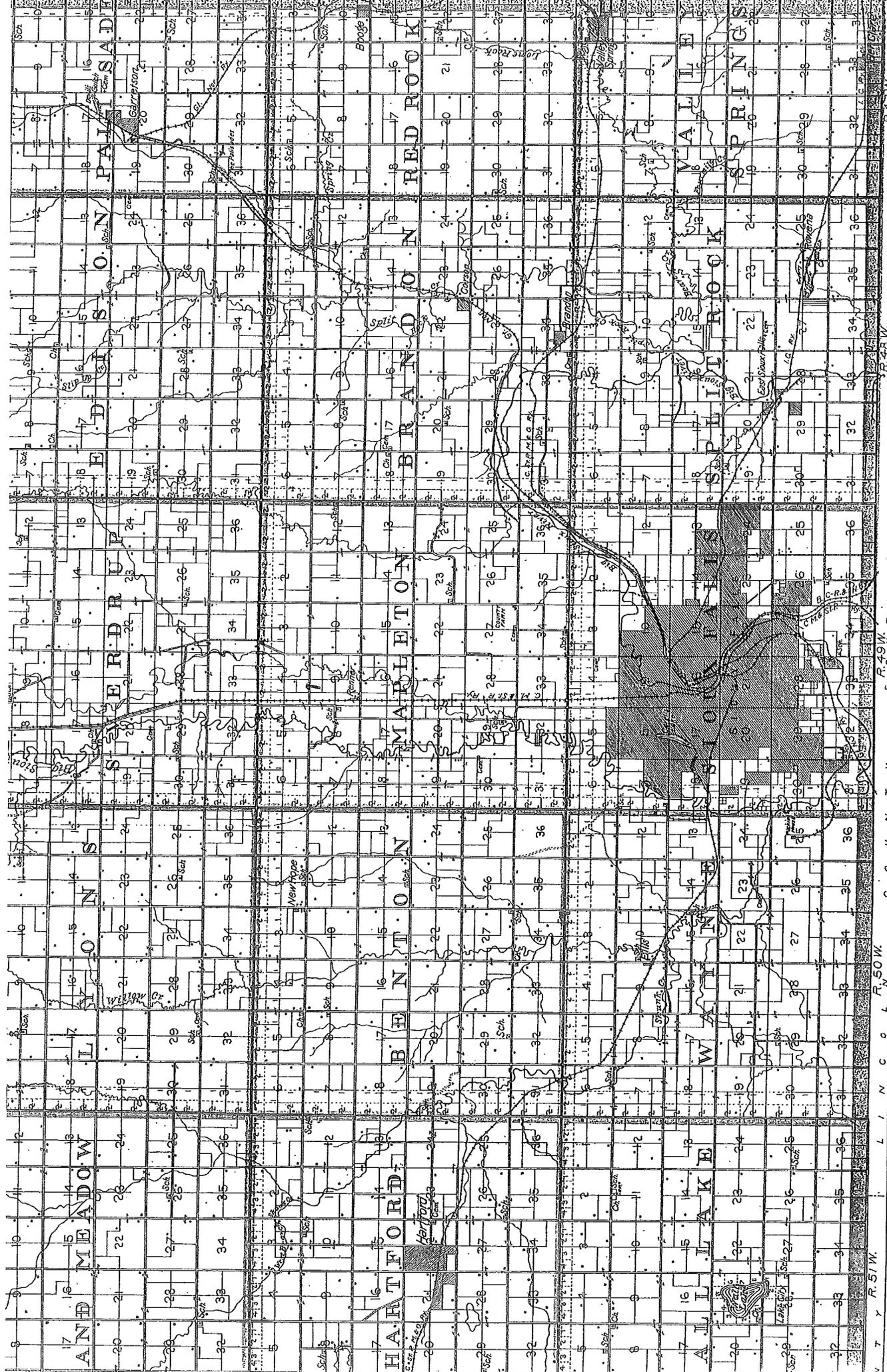
Map produced by the Public Viewer application
www.npms.pnmsa.dot.gov

Date Printed: Feb 18, 2020





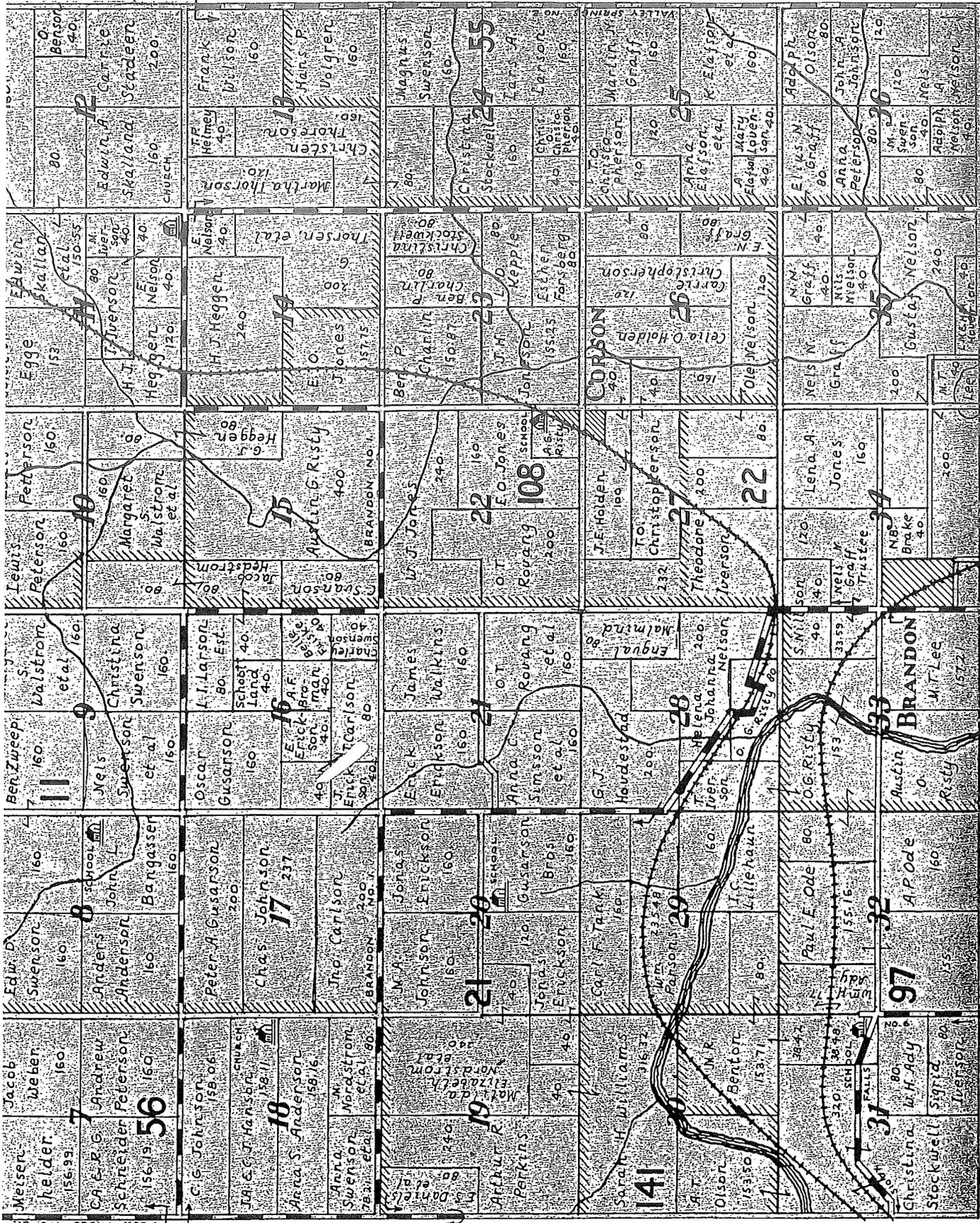
1903



1904

L I O N C O U N T Y I O W A
S. R. 49 W. T. 4. DAKOTA.
R. 48 W.
R. 50 W.

RED ROCK

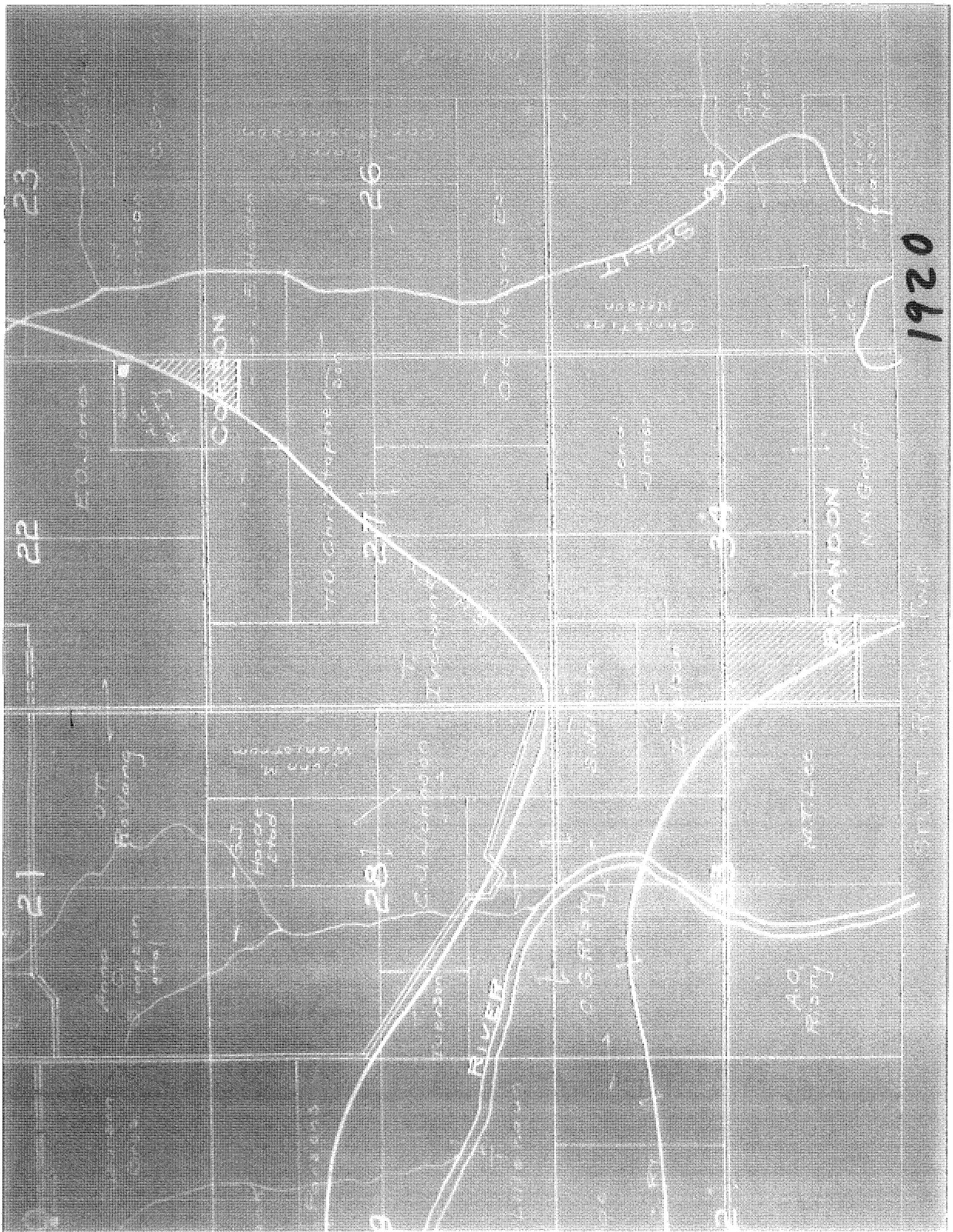


TWP.

1917

SPLIT ROCK

MAPLETON



23

22

21

26

27

28

34

35

36

COON

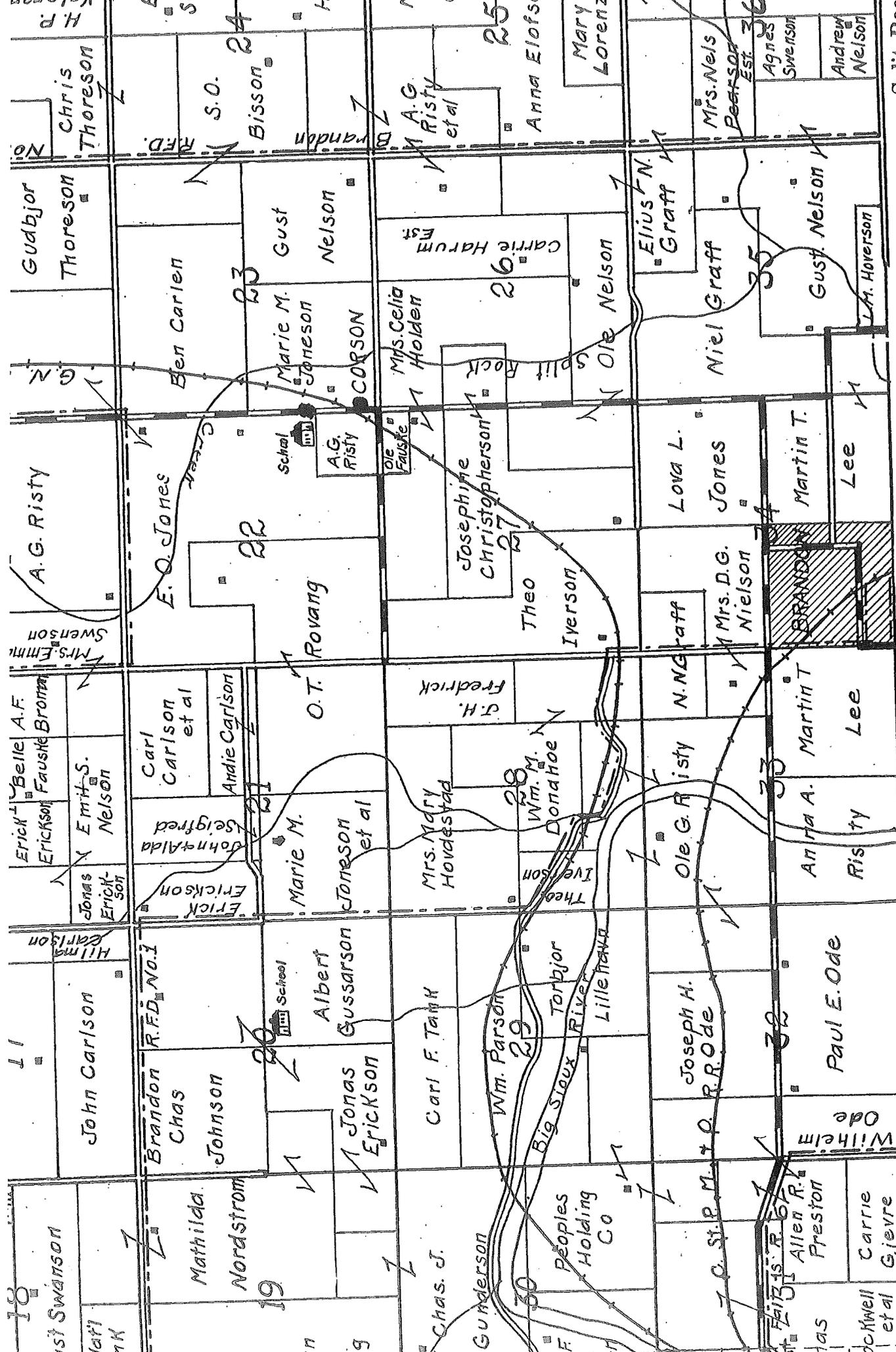
RIVER

SPANBON

A.G. Fishery

BRITISH

1920



1926

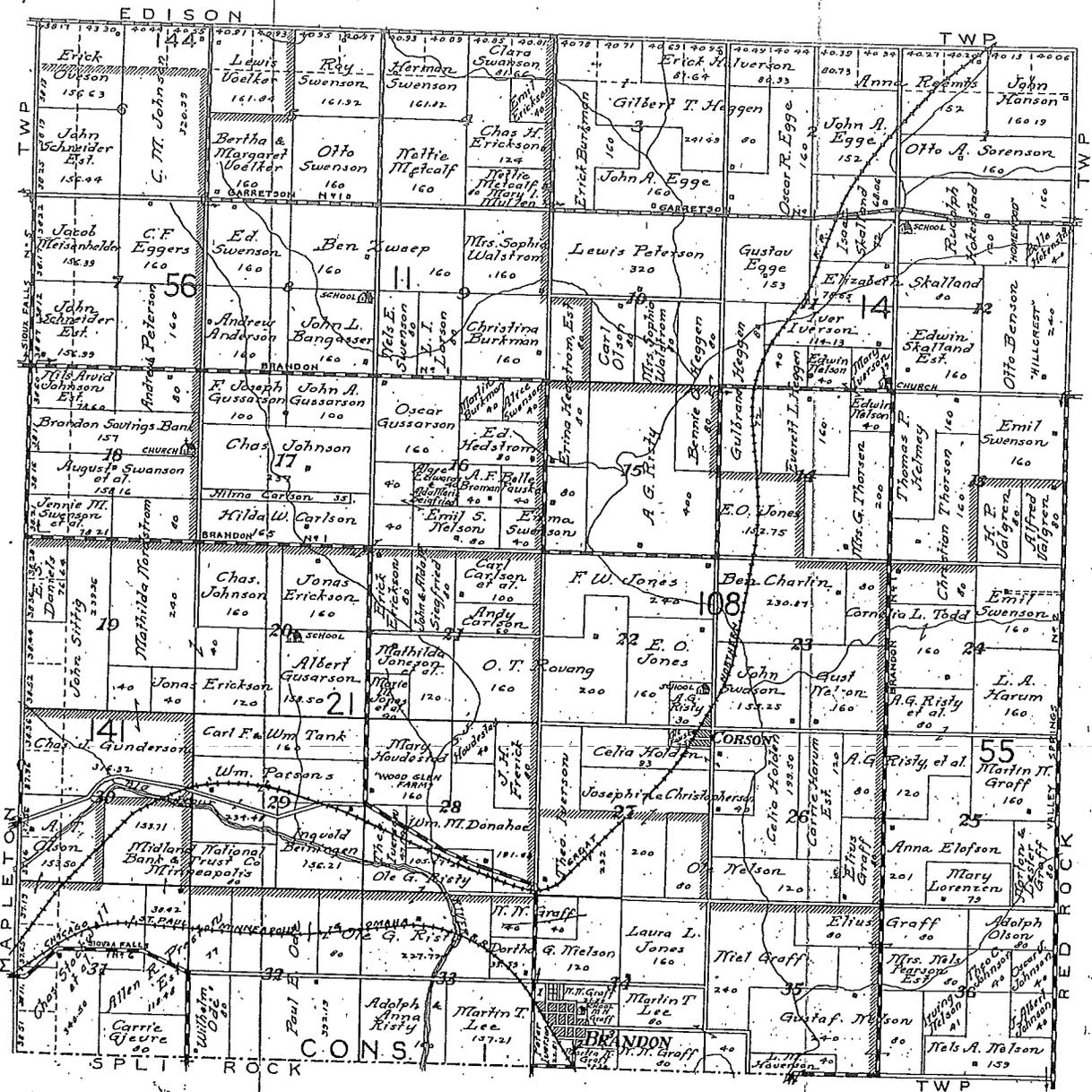
Split Rock

Rock Township

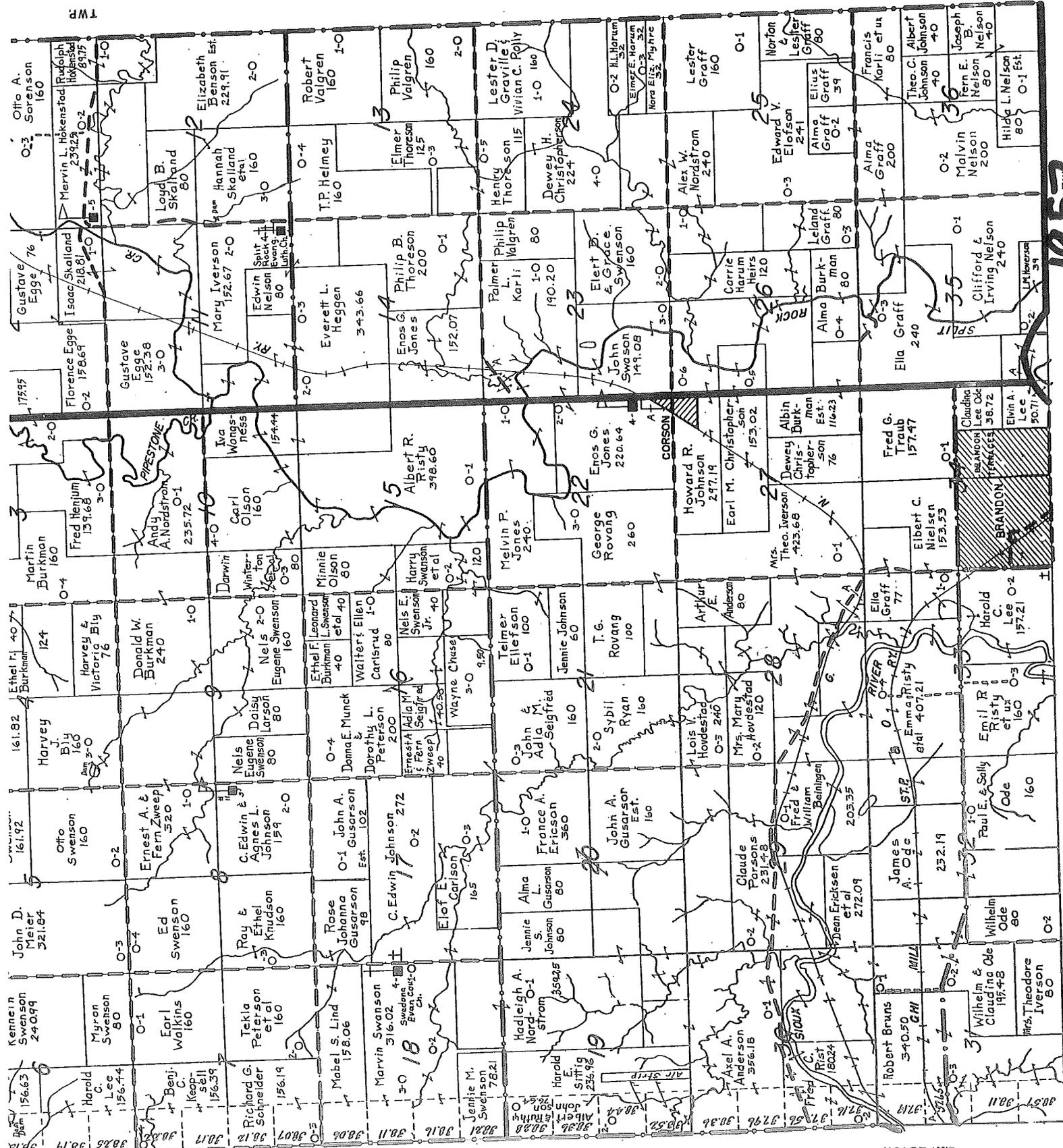
Map of
BRANDON
Township

Scale 1/4 inches to one Mile

Township 102 North, Range 48 West of 5th P. M.
MINNEHATA COUNTY, SOUTH DAKOTA



SMALL TRACT OWNERS—
Sec. 34, No. 1, Otto Liljeholm, 8.08 ac. No. 2, Brandon Savings Bank, 5 ac. No. 3, Lily J. Anderson, 5 ac.



38.92 38.93 38.94 38.95 38.96 38.97 38.98 38.99 39.00 39.01 39.02 39.03 39.04 39.05 39.06 39.07 39.08 39.09 39.10 39.11 39.12 39.13 39.14 39.15 39.16 39.17 39.18 39.19 39.20 39.21 39.22 39.23 39.24 39.25 39.26 39.27 39.28 39.29 39.30 39.31 39.32 39.33 39.34 39.35 39.36 39.37 39.38 39.39 39.40 39.41 39.42 39.43 39.44 39.45 39.46 39.47 39.48 39.49 39.50 39.51 39.52 39.53 39.54 39.55 39.56 39.57 39.58 39.59 39.60 39.61 39.62 39.63 39.64 39.65 39.66 39.67 39.68 39.69 39.70 39.71 39.72 39.73 39.74 39.75 39.76 39.77 39.78 39.79 39.80 39.81 39.82 39.83 39.84 39.85 39.86 39.87 39.88 39.89 39.90 39.91 39.92 39.93 39.94 39.95 39.96 39.97 39.98 39.99 40.00

BRANDON

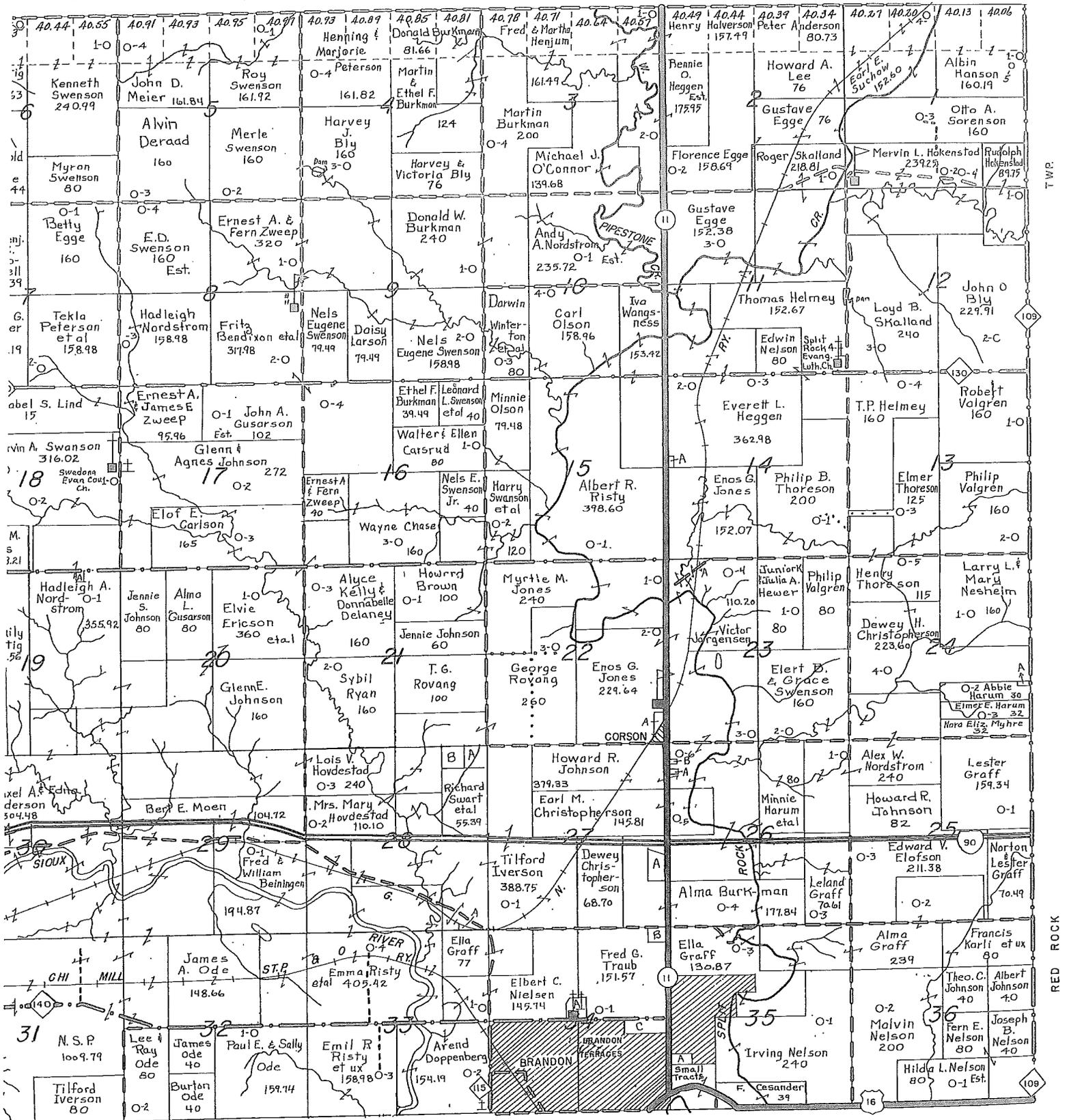
TOWNSHIP 102 N.

RANGE 48 W.

CODE LETTER BR

TWP.

EDISON



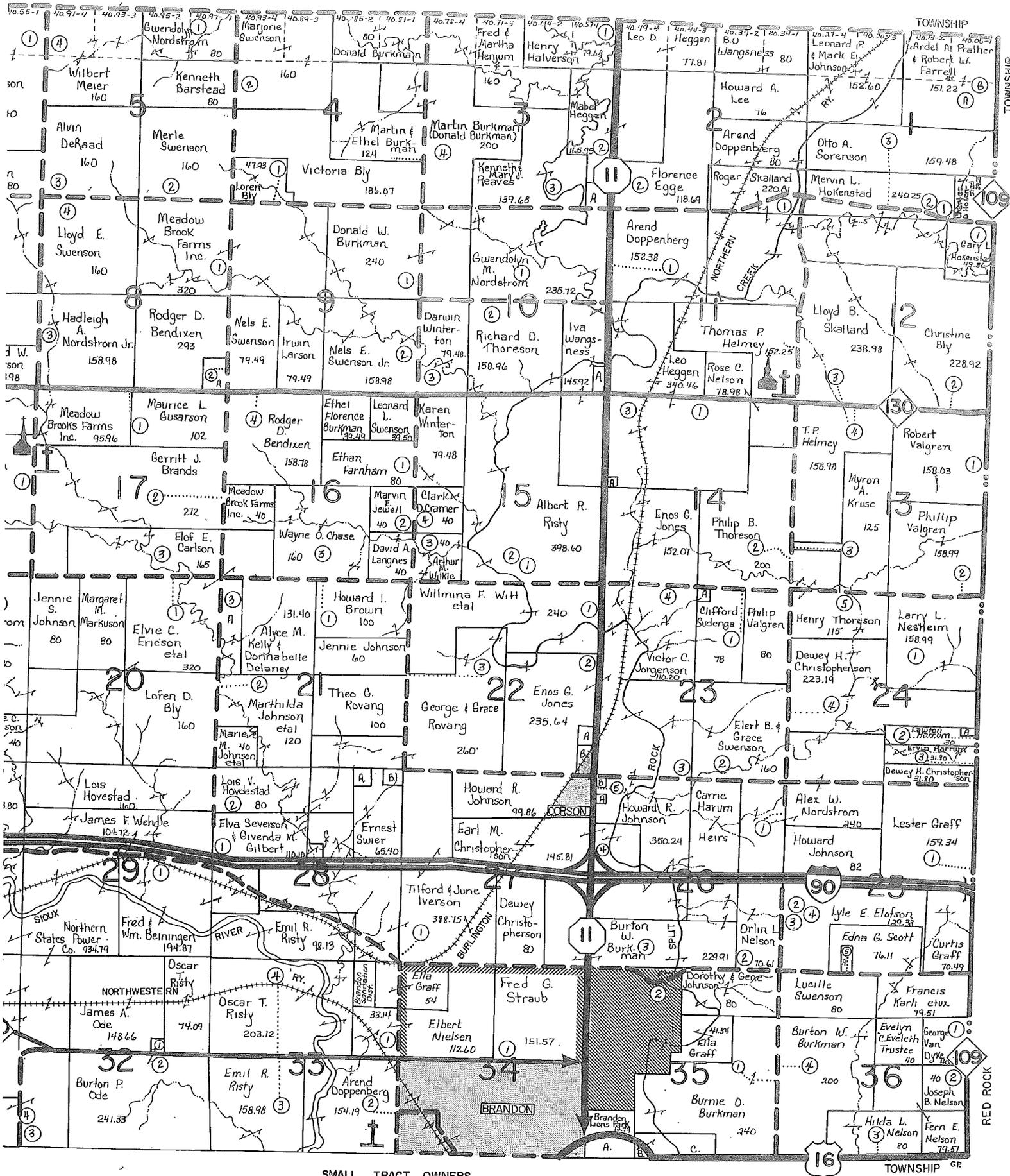
TWP.

SPLIT ROCK

SMALL TRACT OWNERS

SEC TRACT ACRES
14 A Wendell Corbett .69

1966



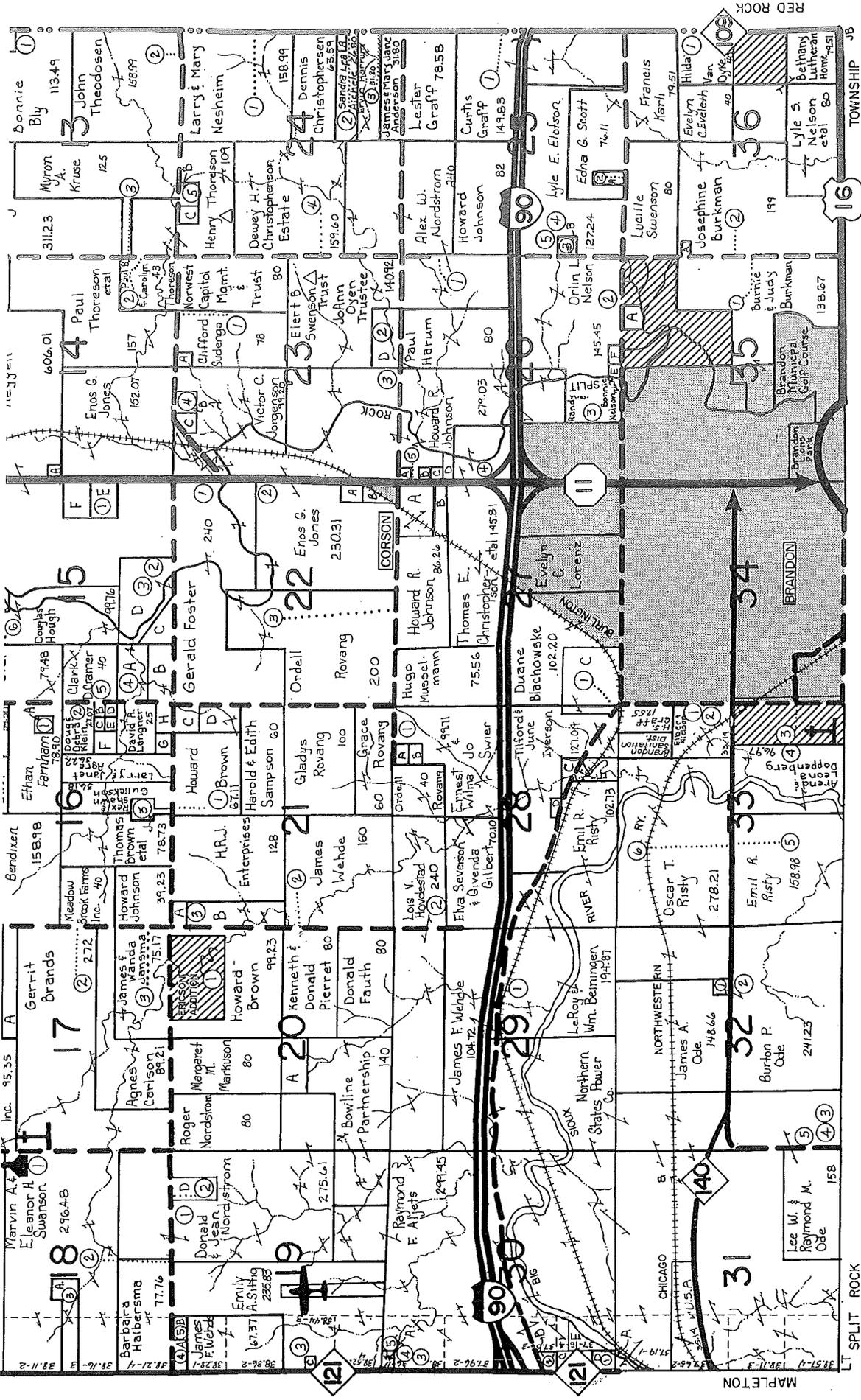
SEC LOT NAME	ACRES
1-A-Albin L. Hansen	4.48
1-B-Duane E. Pearson	3.50
3-A-Merie M. Gile	10.00
8-A-Alvin Langner	24.14
10-A-Earl T. Müller	7.50
14-A-Bernard McGilley	1.00

SMALL TRACT OWNERS

SEC LOT NAME	ACRES
22-B-Martin Pauling	1.10
23-A-Junior K. Hewer	2.00
24-A-Jan M. Aichele	1.90
25-A-Loren Stevers	2.89
26-A-Basil P. Zens	2.30

1975

1989

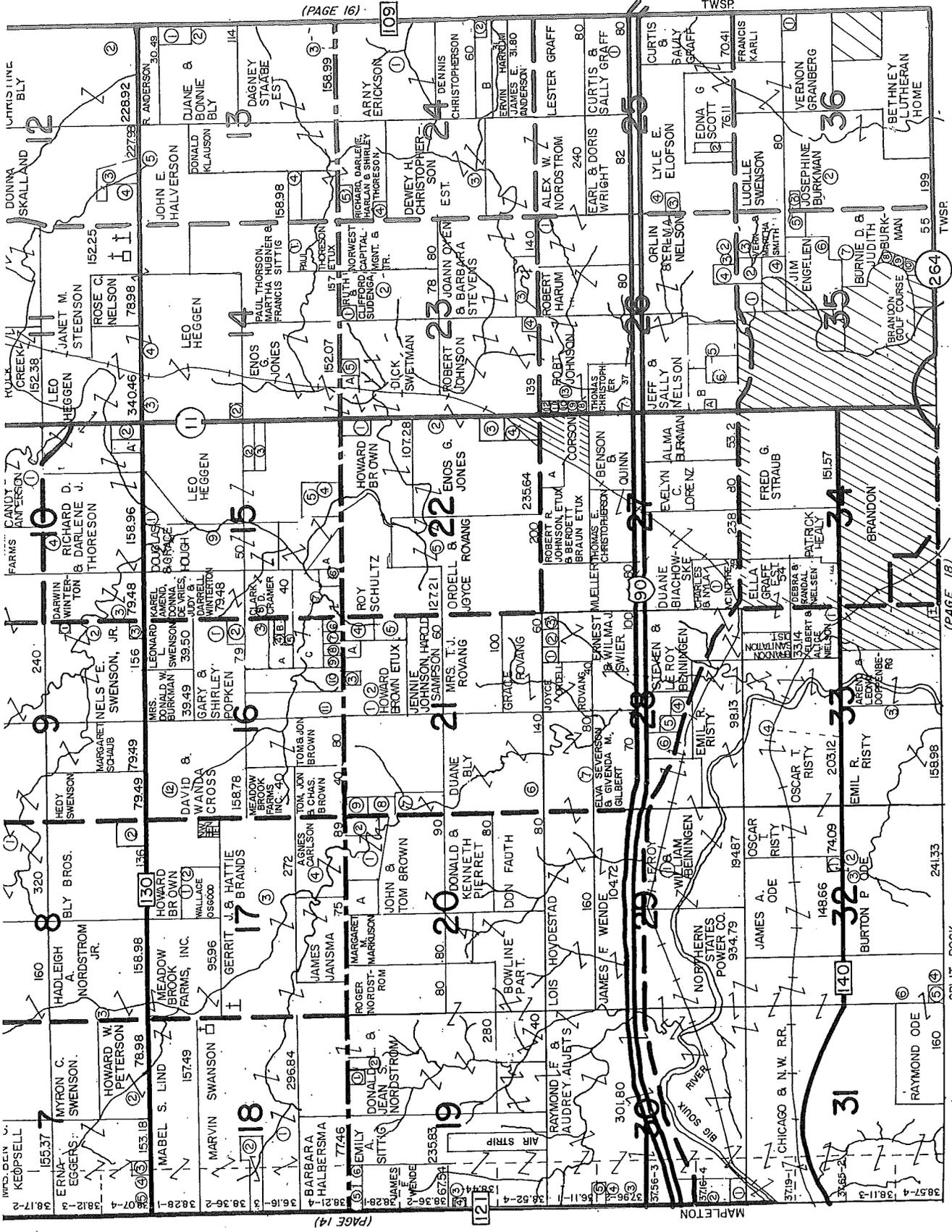


SEE SMALL TRACT OWNERS SECTION FOLLOWING TOWNSHIP MAPS

BUTLAD	TRUMP	DUNK	BELL HAVES	HOKLAND
CLEAR LAKE	2200	UPRG	SWENSON	LOGAN
KUOZLIT	HARTFORD	SEANTO	HARPLETON	EDSON
WELLINGTON	WALL LAKE	WAYNE	7025	ROCK
			109	SHALICE

1989

1991



(PAGE 16)

(PAGE 14)

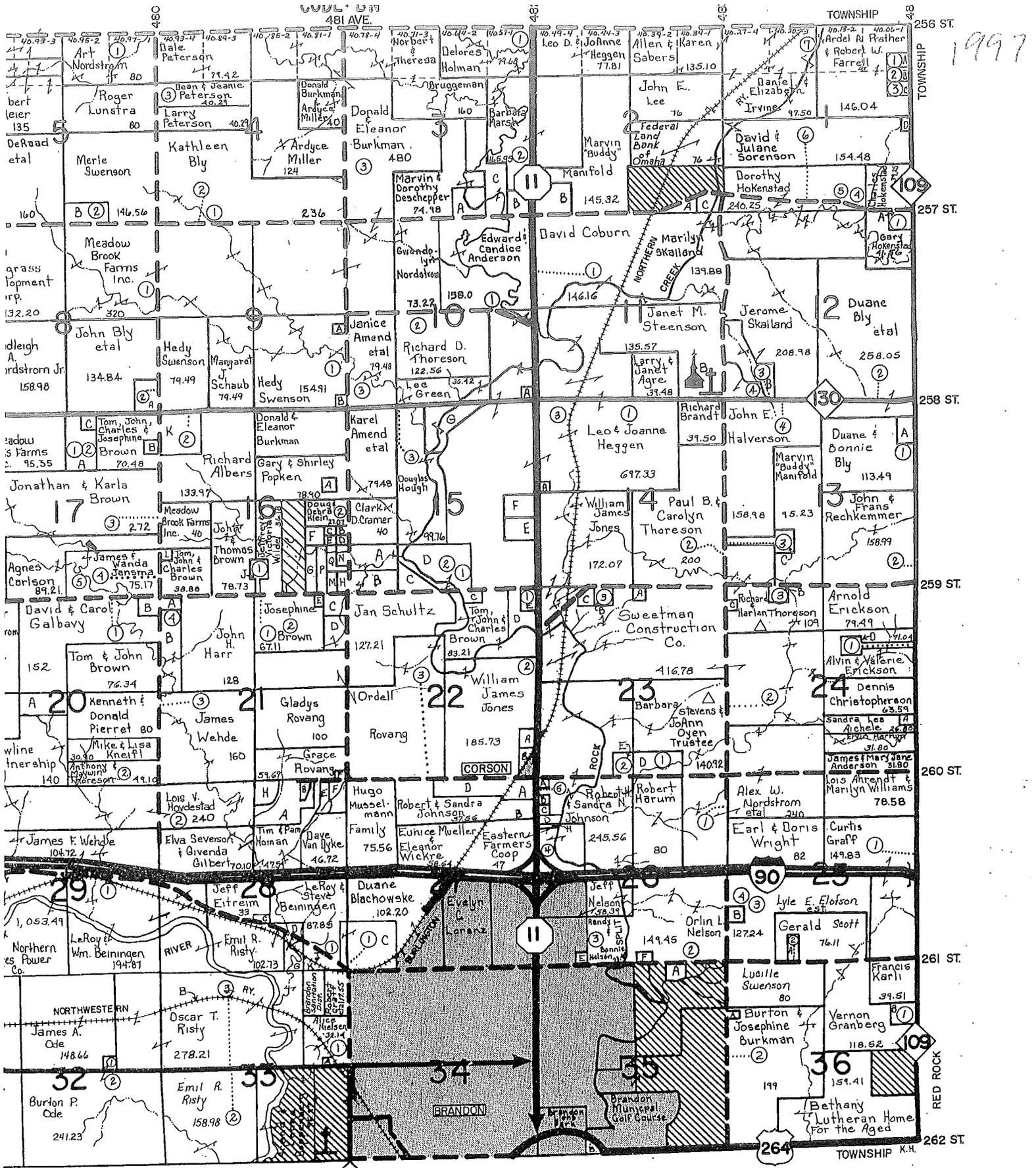
(PAGE 18)

1991

Block	3	Year	20	Area	4	Area	6	Area	12	Area	12	Area
Section	12	Year	12	Area								

MAPLETON

SPLIT ROCK



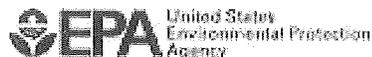
SEE SMALL TRACT OWNERS FOLLOWING TOWNSHIP MAPS

Real Estate
Broker Denny Finke

1997

BUFFALO	TAPP	BANK	BELL RAPIDS	LOGAN	HIGHLAND
CLEAR LAKE	WISCONSIN	LYONS	RYANSHIP	EDISON	PASSAGE
WINDHOLT	MARTFORD	BENEN	MAPLETON		ASER
WELLINGTON	WALL LAKE	WAYNE	FAIR	ROCK	VALLEY

APPENDIX E



- **You are here:** [EPA Home](#)
- [Envirofacts](#)
- [SEMS](#)
- Search Results

Search Results

[Home](#)

[Multisystem Search](#)

[Topic Searches](#)

[System Data Searches](#)

[About the Data](#)

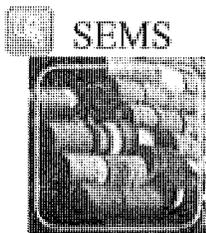
[Data Downloads](#)

[Widgets](#)

[Services](#)

[Mobile](#)

[Other Datasets](#)

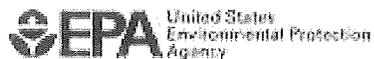


Only SEMS facility information was searched to select facilities

[«« Return](#)

Search Parameters: 1 ZIP Code: 57005

Results are based on data extracted on NOV-25-2019



- **You are here:** [EPA Home](#)
- [Envirofacts](#)
- [SEMS](#)
- Search Results

Search Results

[Home](#)

[Multisystem Search](#)

[Topic Searches](#)

[System Data Searches](#)

[About the Data](#)

[Data Downloads](#)

[Widgets](#)

[Services](#)

[Mobile](#)

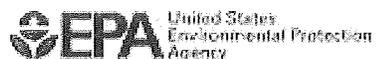
[Other Datasets](#)



Only SEMS facility information was searched to select facilities

[<< Return](#)

**Search Parameters: 1 ZIP Code: 57005
Select National Priority List Sites Only NPL**



Superfund Site Search Results

Found **0** site(s) that match your search criteria listed below.

Search Criteria:

Active, Archived, or All : *Archived*

ZIP Code: *57005*

To conduct another search, return to the [Search Superfund Site Information](#) page.

FEBRUARY 18, 2020



- You are here: [EPA Home](#)
- [Envirofacts](#)
- [RCRAInfo](#)
- Search Results

Search Results

[Home](#)

[Multisystem Search](#)

[Topic Searches](#)

[System Data Searches](#)

[About the Data](#)

[Data Downloads](#)

[Widgets](#)

[Services](#)

[Mobile](#)

[Other Datasets](#)



RCRAInfo Links

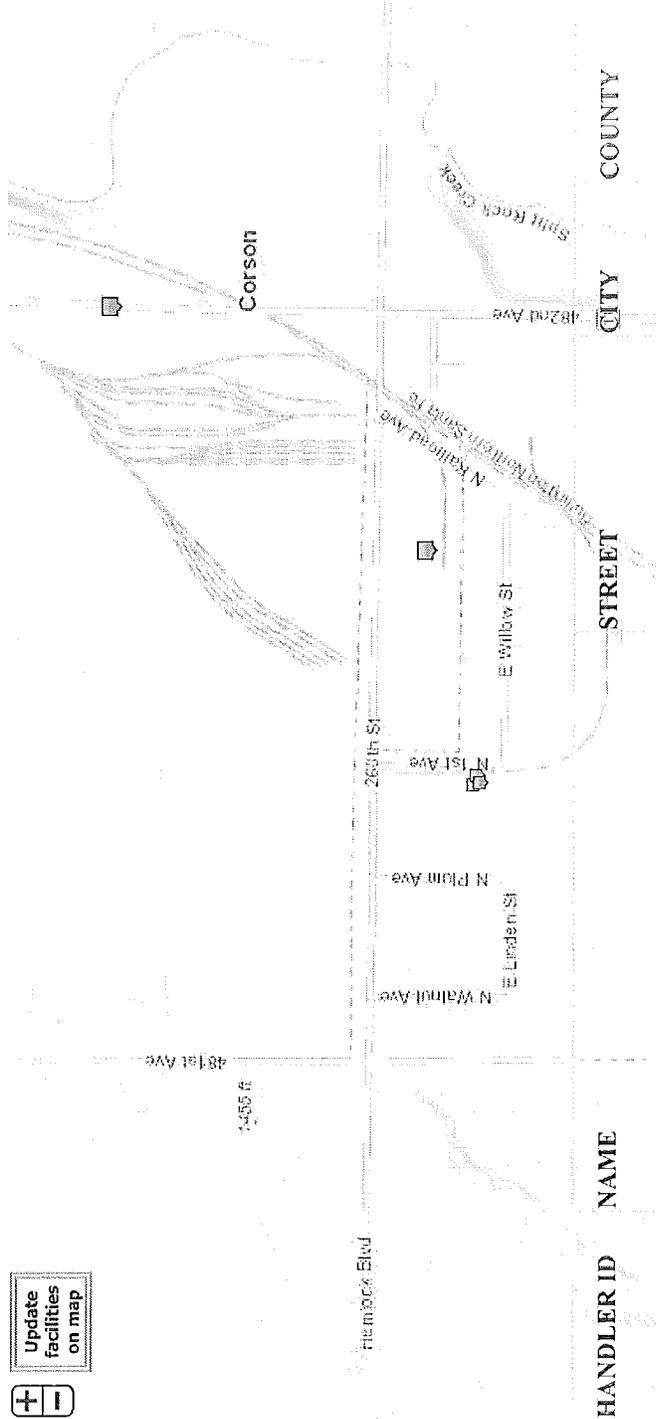
Only RCRAInfo facility information was searched to select facilities



Search Parameters: 1 ZIP Code: 57005

Sites: Both Active and Inactive

Results are based on data extracted on JAN-13-2020



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, E...

HANDLER ID	NAME	STREET	CITY	COUNTY	STATE	ZIP CODE	LATITUDE/LONGITUDE
------------	------	--------	------	--------	-------	----------	--------------------

- Copy
- CSV
- Excel
- PDF
- Print

Showing 1 to 10 of 17 entries
[First](#) [Previous](#) **1** [2](#) [Next](#) [Last](#)

Show entries

Search:

HANDLER ID	NAME	STREET	CITY	COUNTY	STATE	ZIP CODE	LATITUDE/LONGITUDE
SDR000220004	ALEX C. FERGUSON, LLC	921 9TH AVENUE N	BRANDON	MINNEHAHA	SD	57005	43.60541/-96.57557
SDR000207670	ALLIED OIL & SUPPLY INC	26043 478 AVENUE	BRANDON	MINNEHAHA	SD	57005	43.613746/-96.651615
SDR000210526	AUTOBODY SPECIALISTS, INC.	1005 9TH AVENUE	BRANDON	MINNEHAHA	SD	57005	/
SDR000003871	AVERY AUTO REPAIR	1000 9TH STREET NORTH	BRANDON	MINNEHAHA	SD	57005	43.60601/-96.57556
SDR000001651	BRANDON VALLEY SCHOOL DIST. 49-2	301 SOUTH SPLITROCK BLVD.	BRANDON	MINNEHAHA	SD	57005	43.5923/-96.57231

JEBRO INC

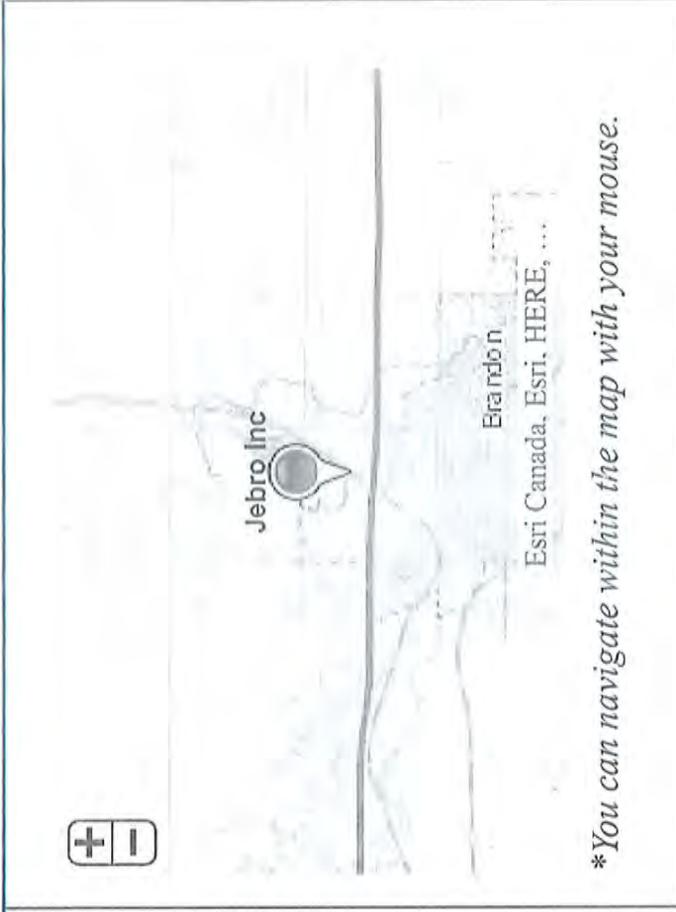
Handler ID: SDR000207837
 1801 RAILROAD AVENUE
 CORSON, SD 57005

County Name: MINNEHAHA

Latitude: 43.615484
 Longitude: -96.578279

Hazardous Waste Generator:

Owner Name: JEBRO INC.



**You can navigate within the map with your mouse.*

No BIENNIAL REPORT data is available for the facility listed above.

LIST OF FACILITY CONTACTS

<u>NAME</u>	<u>STREET</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP CODE</u>	<u>PHONE</u>	<u>TYPE OF CONTACT</u>
DENNIS E BLIGH	BRIDGEPORT DRIVE	SIOUX CITY	IA	51111	712-234-2800 2803	Public

IAN SEUSER					712-234-2828	Permit
DENNIS BLIGH	BRIDGEPORT DRIVE	SIOUX CITY	IA	51111	712-234-2800, 2803	Permit

HANDLER / FACILITY CLASSIFICATION

Unspecified Universe for the facility listed above.

HANDLER TYPE

Used Oil Program

No PROCESS INFORMATION is available for the facility listed above.

LIST OF NAICS CODES AND DESCRIPTIONS

NAICS CODE	NAICS DESCRIPTION
324121	ASPHALT PAVING MIXTURE AND BLOCK MANUFACTURING

No Waste Codes are available for the facility listed above.

- [Overview](#)
- [Search](#)
- [Model](#)
- [RCRAInfo Search User Guide](#)
- [Contact Us](#)
- [Office of Resource Conservation and Recovery Home](#)

 RCRAInfo



[Data Disclaimer](#)

RCRAInfo Facility Information

[<< Return](#)

MARMEN ENERGY COMPANY

Handler ID: SDR000209213
1820 N. PLUM AVENUE
BRANDON, SD 57005

County Name: MINNEHAHA

Latitude: 43.61448

Longitude: -96.58618

Hazardous Waste Generator: Large Quantity Generator

Owner Name: MARMEN ENERGY COMPANY



Marmen Energy Company



Brandon
Esri Canada, Esri, HERE, ...

**You can navigate within the map with your mouse.*

BIENNIAL REPORT SUMMARY

REPORT YEAR	GENERATION (Tons)	MANAGEMENT (Tons)	WASTE RECEIVED (Tons)	WASTE SHIPPED (Tons)	INCINERATION (Tons)	DISPOSAL (Tons)	ACUTE GENERATION (Tons)
2017	97.7			97.7			
2015	93.1			93.1			

LIST OF FACILITY CONTACTS

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
DJ MITTAN	N. PLUM AVENUE	BRANDON	SD	57005	605-582-4500 5111	Public
DJ MITTAN	N. PLUM AVENUE	BRANDON	SD	57005	605-582-4500, 5111	Permit
CHRIS SEIDER	PO BOX 1957	MINITOWOC	WI	54221-1957	920-482-3568	Permit
DJ MITTAN	NORTH PLUM AVENUE	BRANDON	SD	57005	605-582-4500, 5111	Permit

HANDLER / FACILITY CLASSIFICATION

Unspecified Universe for the facility listed above.

HANDLER TYPE

Large Quantity Generator

No PROCESS INFORMATION is available for the facility listed above.

LIST OF NAICS CODES AND DESCRIPTIONS

<u>NAICS CODE</u>	<u>NAICS DESCRIPTION</u>
332312	FABRICATED STRUCTURAL METAL MANUFACTURING

LIST OF WASTE CODES AND DESCRIPTIONS

<u>WASTE CODE</u>	<u>WASTE DESCRIPTION</u>
D001	IGNITABLE WASTE
D035	METHYL ETHYL KETONE

Go To Top Of The Page

Total Number of Facilities Retrieved: 1

**HENKEL US OPERATIONS CORP
(FORMERLY BERGQUIST COMPANY)**

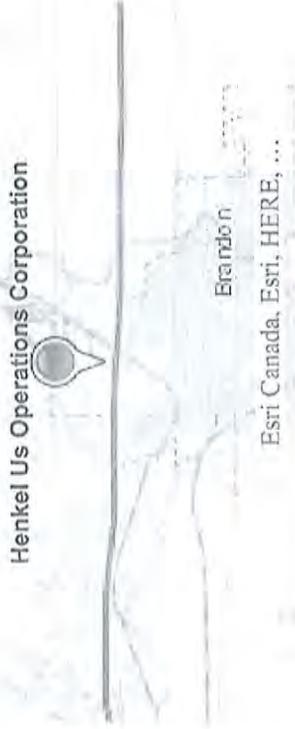
Handler ID: SDR000206516
600 WILLOW STREET
BRANDON, SD 57005

County Name: MINNEHAHA

**Latitude: 43.614486
Longitude: -96.582767**

**Hazardous Waste Generator: Large Quantity
Generator**

**Owner Name: HENKEL US OPERATIONS
CORP**



**You can navigate within the map with your mouse.*

BIENNIAL REPORT SUMMARY

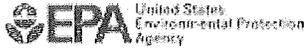
REPORT YEAR	GENERATION (Tons)	MANAGEMENT (Tons)	WASTE RECEIVED (Tons)	WASTE SHIPPED (Tons)	INCINERATION (Tons)	DISPOSAL (Tons)	ACUTE GENERATION (Tons)
<u>2017</u>	37			37			
<u>2015</u>	39.7			39.7			
<u>2013</u>	35.4			35.4			
<u>2011</u>	21			21			
<u>2009</u>	11.4			11.4			

LIST OF FACILITY CONTACTS

<u>NAME</u>	<u>STREET</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP CODE</u>	<u>PHONE</u>	<u>TYPE OF CONTACT</u>
BRUCE LEAR	WILLOW STREET	BRANDON	SD	57005	605-582-7803	Public
KEVIN ERICKSON		BRANDON	SD	57005	605-582-7803, 5901	Permit
BRAD FLORES	301 WASHINGTON STREET WEST	CANNON FALLS	MN	55009	605-582-7803, 5901	Permit
RICHARD MILOS	WEST 78TH STREET	CHANHASSEN	MN	55317	952-835-2322	Permit
BRUCE LEAR	WILLOW STREET	BRANDON	SD	57005	605-582-7803	Permit
NICHOLE HESTER	WILLOW STREET	BRANDON	SD	57005	507-263-3766	Permit
DAVE BANCE	WASHINGTON STREET WEST	CANON FALLS	MN	55009	507-263-6383	Permit
DEREK AUGUSTIN	PO BOX 199	BRANDON	SD	57005	605-582-7803	Permit
KATE FREDERICK	WILLOW STREET	BRANDON	SD	57005	605-582-7503	Permit
KEVIN ERICKSON	PO BOX 199	BRANDON	SD	57005	605-582-7803, 5901	Permit

HANDLER / FACILITY CLASSIFICATION

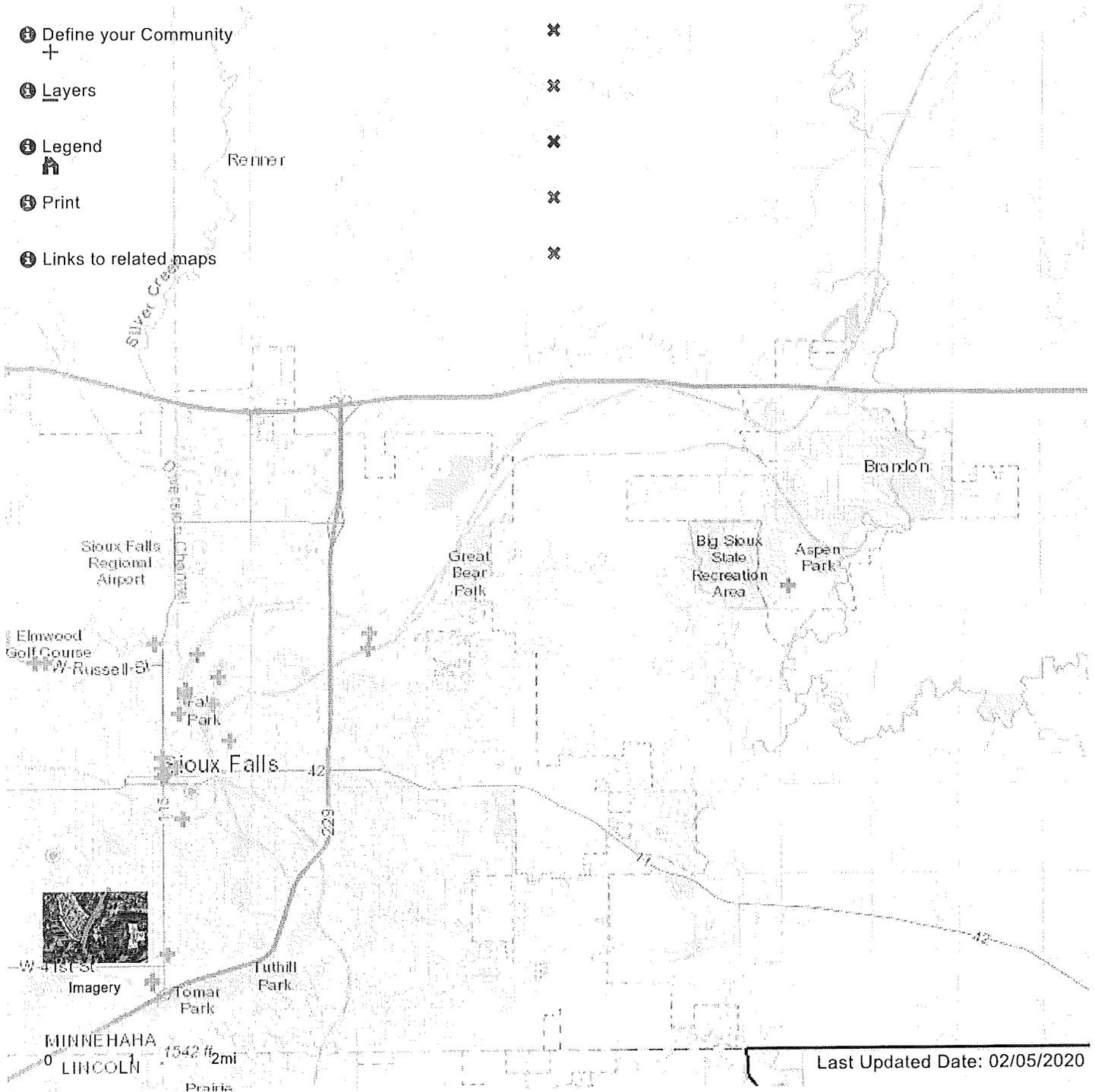
Unspecified Universe for the facility listed above.



Cleanups Cleanups in My Community

Cleanups In My Community Map

- Define your Community ✕
- Layers ✕
- Legend ✕
- Print ✕
- Links to related maps ✕



Spills

id	status	site name	street	city	zip code	material	amount	units
✓ 85.02 C		Bulk Storage Concern - Corson Coop	Bulk Plant	Corson	57005	Pesticides	0	
✓ 88.209 C		Farmland Feed Mill - UST Removals	Hwy 11, between I-90 & Corson	Corson	57005	Diesel	0	
✓ 90.107 C		Former Binders Service and Auto - Tank System Removal	W of Hwy 11 near grain elevator.	Corson	57005	Petroleum	0	
✓ 90.528 NFA		Corson Coop Elevator	W of Hwy 11 @ Railroad Tracks	Corson	57005	Pesticide	0	
✓ 2011.102 C		Sulfuric Acid Spill @ CHS Facility	26033 482nd Avenue (Hwy 11)	Brandon	57005	Sulfuric Acid	100 gal	
✓ 2013.257 C		Marmen Energy Company	1820 North Plum Avenue	Brandon	57005	Hydraulic Oil	50 Gal	
✓ 2014.248 C		Hydraulic Oil Release	1820 North Plum Avenue	Brandon	57005	Hydraulic Oil	55 Gallons	
✓ 2015.093 C		Oil Spill - Marmen Energy	1820 North Plum Avenue	Brandon	57005	Motor Oil	15 gal	
✓ 2016.094 C		Sulfuric Acid Release - Harms Lease Site	26033 482nd Ave, north end of site near rail	Corson	57005	Sulfuric Acid		
✓ 2018.035 C		Marmen Energy Fire	1820 N Plum	Brandon	57005	Hydraulic Fluid/Coolant	48 Gallons	
✓ 2020.01 O		Brownfields - Rovang Industrial Park	481st Avenue & Hermlow Boulevard	Brandon	57005	Unknown		
✓ 99046 C		Eastern Farmers COOP	Eastern Farmers Facility	Corson	57005		0	
✓ 2010025 C		Clean ATP - CHS Nutrition	26027 482nd Avenue	Corson	57005		0	
✓ 2014002 C		Certified Ready Site - Brandon/Corson Industrial Park	SE at 260th Street and 481st Avenue	Brandon	57005		0	

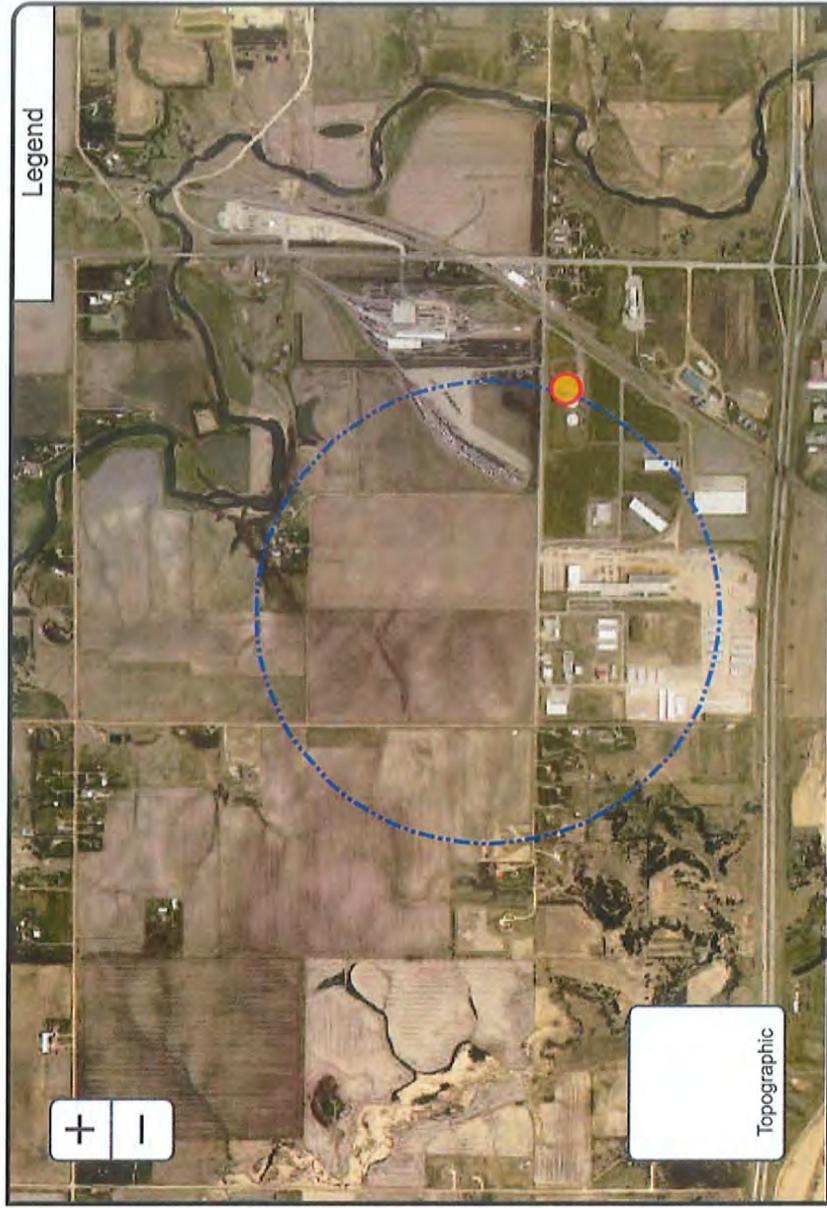
TANKS DATABASE VIEWER

South Dakota Department of Environment and Natural Resources

Search by Attributes:
 County City All Fields Active/Inactive
 Search:

Search by Buffer:
 Buffer Distance in Miles:

Search Results:
 No Facilities Selected.
 - undefinedundefined, undefined



FACILITY OVERVIEW

Facility Number:

Owner:

Tank Information

Facility Name:

Address:

AST/UST:

City:

Current:

State:

Zip:

Tanks

FACILITY OVERVIEW

Facility Number: 0100124 **Facility Name:** JEBRO INC **AST/UST:** Above Ground Storage Tank **Current:** Active
Owner: JEBRO INCORPORATED **Address:** 1801 RAILROAD AVE **City:** CORSON **State:** SD **Zipcode:** 57005

FACILITY TANK INFORMATION

Num	Status	Product	Capacity	Year Installed	Year Removed	Construct	Piping Mat	Piping Type	RD	Piping RD	Spill Prot	Over Prot	TI Inspected By	TI Inspected Date	Leak Detection Citation	Leak Prevention Citation	Equipment Citation	Expired
1	Current	Used Oil	19897	1998		Coated Steel	Steel	Aboveground	Secondary Containment	Secondary Cont	Other	Other			NO	NO	NO	NO
2	Current	Jet Fuel A	20182	1998		Coated Steel	Steel	Aboveground	Secondary Containment	Secondary Cont	Other	Other			NO	NO	NO	NO
3	Current	Jet Fuel A	21236	1998		Coated Steel	Steel	Aboveground	Secondary Containment	Secondary Cont	Other	Other			NO	NO	NO	NO
4	Current	Jet Fuel A	21282	1998		Coated Steel	Steel	Aboveground	Secondary Containment	Secondary Cont	Other	Other			NO	NO	NO	NO

Select City: Select County: Select Category: Filter Results

OpenStreetMap 0 0.4mi

Esri, HERE, Garmin | Minnehaha County, SD, USDA FSA, DigitalGlobe

Legend

Facility Categories

- Coal Ash
- Construction Debris
- Kiln Dust
- Yard Waste
- Medical Waste
- Regional Landfill
- Petroleum-Contaminated Soil
- Restricted Use
- Waste Tire
- Transfer Station
- Multiple Categories

Tier II Facilities Search

Spill Reports

Tier II

TRI

Search Help

Search Tier II by Attributes:

Facility No:

Reporting Year: 2018 ▾

Facility Name:

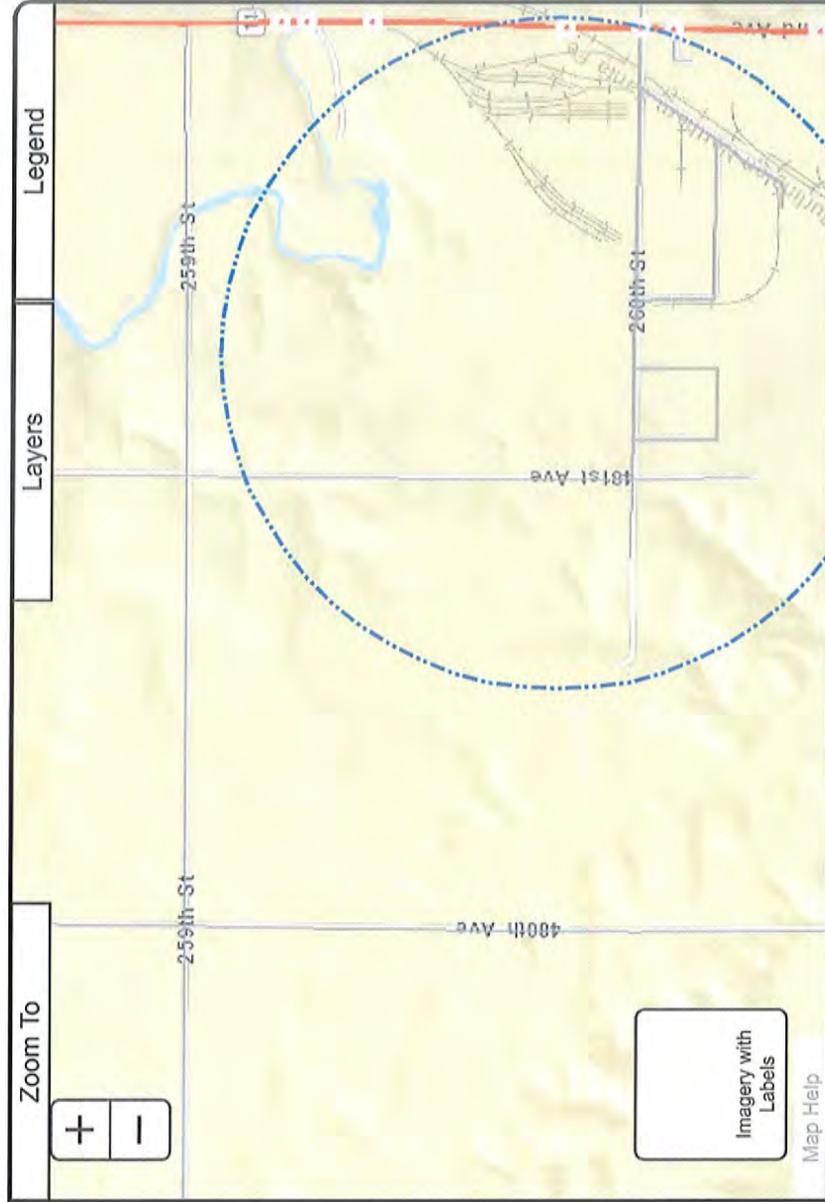
Address:

City:

BUFFER SEARCH

Radius: .75 miles

Searching...



Identified Reports - 60 matches

Facility Number	Reporting Year	Facility Name	Address	City
MN 0380	2019	Leeco Steel	601 E Willow Street	Brandon
MN 0367	2019	Harms Oil Sulfuric Acid Plant	26033 482nd Ave	Corson
MN 0320	2019	Henkel US Operations Corp	600 Willow St	Brandon
MN 0326	2019	CHS Inc - Brandon	26033 482nd Ave	Brandon
MN 0356	2019	MARMEN ENERGY Argon, Carbon dioxide, oxygen	1820 North Plum Avenue	Brandon
MN 0270	2019	Koch Fertilizer, LLC - Corson Terminal	16033 482nd Ave	Brandon
MN 0304	2019	JEBRO INC Asphalt Cement, Q-Grade	1801 RAILROAD AVE	Corson

Handwritten notes in the table:

- Under Facility Name: *liquid oxygen*
- Under Facility Name: *Aluminum oxide, methyl spirits, Nitrogen, propane, sulfuric acid, xylene*
- Under Facility Name: *Anhydrous ammonia, phosphoric acid, propane*
- Under Facility Name: *Ammonium phosphate Sol (16-34-0)*
- Under Facility Name: *Ammonium Nitrate Soln (28-32%)*



SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
PROTECTING SOUTH DAKOTA'S TOMORROW... TODAY!

Joe Foss Building
523 E Capital
Pierre, SD 57501
[Field Offices](#)
[Contact Us](#)

- Air
- Land
- Water
- Funding
- Permits/Forms
- About Us
- Press
- Custom Search

Water Rights

- ≈ Program Information
- ≈ Water Use
- ≈ Permitting/Forms
- ≈ Databases

Water Rights

- Location Notices
- Lake Levels
- Well Completion Reports (WCR)
- WCR Mobile-Friendly
- Observation Wells
- Well Drillers
- Pump Installers
- Legal Guidelines
- ≈ Miscellaneous

Search for South Dakota Water Rights

[Go to text-based search...](#)

Legend

- web_wr_argis
- LICENSE
- PERMIT
- FUTURE USE
- CANCELLED
- INCORPORATED
- WITHDRAWN
- DENIED
- OWNER CHANGE
- DEFERRED

Details

102N 48W Section 16

102N 48W Section 21

102N 48W Section 26

102N 48W Section 15

102N 48W Section 14

102N 48W Section 23

102N 48W Section 27

102N 48W Section 25

[View larger map](#)

DISCLAIMER. The above map dataset is incomplete. There are water permits/rights not included because coordinates for the location have not been established due to the lack of a proper legal description. This is often true of very old filings which did not reference a specific section, township and range. Each water permit/right shown on the map is represented by a single diversion point (pumping location) even though the permit/right may have multiple diversion points. Most of the points shown on the map are calculated values and do NOT represent a precise location of the diversion point. Any reliance on the map results is solely at the user's discretion.

You may search using the above map or using any combination of all the following search options – [Search \(top\)](#)

Water wells

WellCompDate	Depth	WellType	DrillerNo	LastName	FirstName	Business	City	Lat	Long	Township	TownshipN	RangeE	Section	QtrSec	Reservatio	PERMIT NC	MW NAME	NO WELLS	REFERENCE	
8/14/1979	78	IND	129			FARMILAND INDUSTRIES	MA	43.61454	-96.5739	102	N	48	W	27	NENE				1	WELL SITE
9/1/1987	140	IND	129			BRANDON WOOD PRESERVERS	MA	43.6073	-96.5789	102	N	48	W	27	NWSE	5276-3			1	WELL SITE
10/9/1991	20	MW	552			ROGER'S BRAKE & ALIGNMENT	MA	43.62358	-96.5814	102	N	48	W	22			MW-1		1	WELL SITE
10/9/1991	20	MW	552			ROGER'S BRAKE & ALIGNMENT	MA	43.62358	-96.5814	102	N	48	W	22			MW-2		1	WELL SITE
10/9/1991	20	MW	552			ROGER'S BRAKE & ALIGNMENT	MA	43.62358	-96.5814	102	N	48	W	22			MW-3		1	WELL SITE
10/9/1991	20	MW	552			ROGER'S BRAKE & ALIGNMENT	MA	43.62358	-96.5814	102	N	48	W	22			MW-4		1	WELL SITE
12/7/1993	20	PLG	552			ROGER'S BRAKE & ALIGNMENT	MA	43.61815	-96.5739	102	N	48	W	22	SESE		MW-1 - M1		4	WELL SITE
6/1/1989	288	DOM	129	CORMON	GREG	MIDWEST RAILCAR REPAIRS	MA	43.62177	-96.5789	102	N	48	W	22	NWSE				1	WELL SITE
9/16/2005	603	IND	463	THOMPSON	MARK	BRANDON MATERIALS	MA	43.62177	-96.5689	102	N	48	W	23	NWSW	6393-3			1	WELL SITE
6/24/1989	120	MUN	489			CORSON WATER ASSOCIATION	MA	43.61454	-96.5739	102	N	48	W	27	NENE	5463-3			1	WELL SITE
7/25/2013	39.6	IRR	111	BURGRAFF	MARK		MY	43.61454	-96.5739	102	N	48	W	27	NENE				1	WELL SITE

APPENDIX F



APPLICATION FOR TARGETED BROWNFIELDS ASSESSMENT

Department of Environment and Natural Resources
Ground Water Quality Program
523 East Capitol Avenue
Pierre, South Dakota 57501
Phone: 605-773-3296 Fax: 605-773-6035

South Dakota Department of Environment and Natural Resources (DENR), Ground Water Quality Program is currently providing Phase 1, Phase 2, or other specific site assessment assistance at selected Brownfield properties. To request the Department's assistance for site assessments, interested parties must submit an assessment request, which includes the information identified below. Applicants will be contacted after the Department reviews the request.

The site assessment request should include the following information, if available:

1. **Contact Person** (please provide a cover letter with the applicant's signature)

- Provide name: **Dennis Olson**
- Telephone number: Office: **605-582-6515** Cell: **605-366-2387**
- Fax number: **605-582-6831**
- Postal address: **305 Main Ave. PO Box 95, Brandon, SD 57005**
- E-mail address: **dolson@cityofbrandon.org**

2. **Site/Project Location**

- Provide the site name and address, including city, county, zip code, and total acreage.
Proposed Rovang Industrial Park 481st Avenue & Hemlock Boulevard Corson, SD 79.72 Acres
- If available, provide a map of the site (preferably its latitudinal and longitudinal location on a USGS topographical quadrangle map).
Lat: 43.617488 Long: -96.588946 See Attachments A and B
- Provide amount of delinquent property taxes (if any).
none
- Provide assessed value of the property.
\$4,106,719

3. **Site History and Current Status**

- Briefly describe the known past and current uses of the site.
The site consists of 79.72 acres of vacant land west of Corson, SD and was previously used as cropland.
- Describe local/state/federal regulatory involvement at the site (e.g., whether the state has already invested funds in the property or if there is an ongoing or planned state/federal enforcement action at the site).
The State has not invested any funds into this property.
- Describe environmental conditions, including level and type of contamination (if known), and a summary of any known past environmental investigations.
There is no known contamination on the site. A Phase I completed for a portion of the site in 2017 indicated no evidence of environmental concerns.

- Summarize past and present developer interest

The site is currently owned by the City of Brandon. The Brandon Development Foundation is working to get this property Certified Ready under the SD GOED program.

- Describe past, current, and future ownership status. If property is not owned by applicant, describe how applicant anticipates obtaining access to property in order to conduct assessment activities.

The former cropland was purchased by the City of Brandon. Working through the Brandon Development Foundation, the goal is to incentivize large businesses to purchase SD GOED Certified Ready property and locate in the Brandon area.

4. Project Period and Budget

- State the desired project completion time period and schedule.
First 40 acres from 5-7 years, Second 40 acres from 5-7 years.
- Provide a budget page showing a breakdown of assessment activities and estimated costs.

\$1,673,000.00 See Attachments C and D

5. Assurance of Future Redevelopment of the Site

- Describe how the site ownership will be controlled, i.e., publicly owned either directly by a municipality or through a quasi-public entity such as a community development corporation. Privately owned sites need to provide a substantial public benefit or a clear means of how the Department's expenditures will be recouped either through an agreement or lien.

Currently, the site is held in the name of the Brandon Revolving Loan Fund (for property tax exemption). The Brandon Revolving Loan Fund is a corporation owned by the City of Brandon. The land was deeded to the Fund at no cost by the Brandon Development Foundation and is deeded back at no cost when a buyer is identified.

- Describe the roles of all other key stakeholders in the project, i.e., community organizations, state involvement, city involvement, etc.

The Brandon Development Foundation financed the purchased of the property, paid for and determined the improvements made, is actively marketing the property and facilitates all sales of the property.

Infrastructure and utilities will be provided to the properties by the City of Brandon and Local service providers.

Areas of the site will be able to access rail service on the BNSF rail line.

- Describe efforts directed toward community involvement, i.e., is the community aware of the project and do they support the proposed redevelopment? If community is not aware of the project, what are the plans to involve the community?

The community is aware of the industrial park development project and supports the project and the economic growth opportunities it affords the City of Brandon.

- Identify cleanup funding sources, i.e., direct or leveraging of funds and availability of financial incentives.

At this point, no environmental concerns have been identified that require cleanup funds.

- Describe redevelopment plans, i.e., the desired future use of the site, the likelihood of redevelopment, and how the site fits within overall redevelopment plans.

The site will be developed into an industrial park that will host multiple large businesses. The Brandon Development Foundation is committed to the development of this industrial park to support the Community Goals of continued population growth, economic stability for local businesses, and jobs for local residents.

- List any commitments in place that provide evidence that this site will be cleaned up and redeveloped, and is capable of becoming an operating business that provides jobs for the community or will become an asset to the community.

The Brandon Development Foundation has purchased this property with the intent that it will be developed into an industrial park.

The City of Brandon has provided funds to guarantee interest payments for 2 years on loans from our local bank obtained by the Brandon Development Foundation for current installed infrastructure and part of the purchase price. It is anticipated that future cash flow will come from land sales.

6. Benefits

- Explain how site revitalization will serve to spur further beneficial activities at nearby locations.

Site revitalization and development will provide job multiplier opportunities for support businesses and services to be co-located in the area and potential housing expansion opportunities. Additional area building opportunities will be created with infrastructure/utility improvements and expansions required to support the industrial park businesses.

- Describe how site redevelopment will benefit the community.

Site redevelopment as an industrial park will benefit the community in many ways. As new businesses move in and get established, the industrial park will generate sales tax and property tax revenue for the City of Brandon, Brandon Valley School District and Minnehaha County. The establishment of new businesses and employers will make the City of Brandon even more attractive for families looking to relocate.

- State whether a direct health/environmental threat will be mitigated.

At this point no health/environmental concerns have been identified, but if found, the threat will be mitigated.

Applicant Signature

Dennis C. Olson

2-6-20
Date

DEVELOPMENT ENGINEERING PLANS

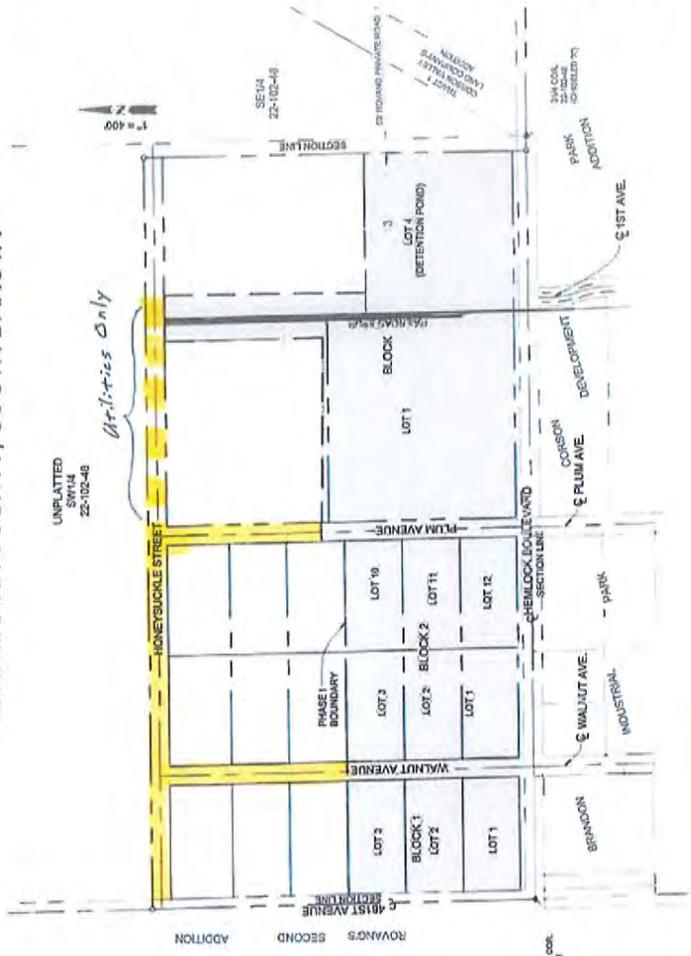
ROVANG INDUSTRIAL PARK

TO THE
CITY OF BRANDON,
MINNEHAHA COUNTY, SOUTH DAKOTA

INDEX OF SHEETS

SHEET NO. A-1 THRU A-3	TITLE SHEET & ORIENTATION
SHEET NO. C-1	TYPICAL SECTION
SHEET NO. D-1	GENERAL NOTES
SHEET NO. G-1 THRU G-2	EROSION CONTROL PLAN
SHEET NO. H-1	EXISTING CONDITIONS
SHEET NO. I-1 THRU I-11	PLAN & PROFILE
SHEET NO. J-1 THRU J-2	SURFACING PLAN
SHEET NO. K-1 THRU K-8	STANDARD DETAILS

Future Streets



LEGAL DESCRIPTION:
TRACT 4, ROVANG INDUSTRIAL PARK IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA.

AREA
38.4 ACRES ±



VICINITY MAP
SEC. 22-102-48

LEGEND

Symbol	Description
Symbol	PN FOUND
Symbol	FIRE HYDRANT
Symbol	STREET LIGHT
Symbol	FLAG POLE
Symbol	BLOOD POLE
Symbol	POWER POLE
Symbol	TRAFFIC SIGNAL
Symbol	POWER BOX
Symbol	TELEPHONE BOX
Symbol	TELEPHONE
Symbol	EXISTING MANHOLE
Symbol	EXISTING STORM MANHOLE
Symbol	SIGN
Symbol	UTILITY SIGN
Symbol	GAS METER
Symbol	UTILITY CLOSURE
Symbol	DUY WIRE
Symbol	FLAG POLE
Symbol	WATER VALVE
Symbol	WATER SHUTOFF
Symbol	OVERHEAD WIRE
Symbol	UNDERGROUND POWER
Symbol	UNDERGROUND TELEPHONE
Symbol	FIBER OPTIC TELEVISION
Symbol	WATER LINE
Symbol	GAS LINE
Symbol	SEWER
Symbol	STORM SEWER
Symbol	CHAINLINK FENCE
Symbol	BARBED WIRE FENCE
Symbol	WOOD PILES
Symbol	WOOD PILES & CUTTER
Symbol	EXISTING CONTOUR
Symbol	BUSHES
Symbol	DECIDUOUS TREE
Symbol	CONIFEROUS TREE
Symbol	CONCRETE SURFACE
Symbol	EXISTING BUILDING LINE

DRAWING INDICATES GENERAL UTILITY LOCATIONS ONLY. NEITHER THE CORRECTNESS OR COMPLETENESS OF LOCATIONS ARE GUARANTEED. CONTACT SOUTH DAKOTA ONE-CALL (1-800-441-4444) PRIOR TO DIGITATION.

CONTRACT DEVELOPER:
SOUTH DAKOTA DEVELOPMENT FOUNDATION
CITY OF BRANDON
301 MAIN AVENUE
BRANDON, SD 57005
(605) 282-6015

ENGINEER:
MONTY L. MILLER, INC.
218 S. DALLAM AVE.
SOUTH FALLS, SD 57174
(605) 331-7211

BY: MS. 11023 P 027-100, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CITY ENGINEER APPROVAL:
CITY ENGINEER OF THE CITY OF BRANDON,
DO HEREBY CERTIFY THAT I DID DULY REVIEW & RECOMMEND APPROVAL
OF THIS PRELIMINARY PLAN ON THIS _____ DAY OF _____ 2017.
CITY ENGINEER, CITY OF BRANDON, S.D.

MONTY L. MILLER
REG. NO. 4229



Attachment B
Rovang Industrial Park
Brownfield Application



Attachment C
Rovang Industrial Park
Brownfield Application

BRANDON DEVELOPMENT FOUNDATION, INC.
FINANCIAL STATEMENTS
FOR THE YEARS ENDED
SEPTEMBER 30, 2019 AND 2018

TABLE OF CONTENTS

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Statements of Financial Position	2
Statements of Activities and Changes in Net Assets	3
Statements of Cash Flows	4
Notes to Financial Statements	5 - 7



ACCOUNTANTS' COMPILATION REPORT

To Management and the Board of Directors
Brandon Development Foundation, Inc.
Brandon, South Dakota

Management is responsible for the accompanying financial statements of Brandon Development Foundation, Inc. (a nonprofit corporation), which comprise the statements of financial position as of September 30, 2019 and 2018, and the related statements of activities and changes in net assets and cash flows for the years then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed the compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

We are not independent with respect to Brandon Development Foundation, Inc.

Woltman Group PC

Woltman Group, PC
Sioux Falls, South Dakota
October 31, 2019

**BRANDON DEVELOPMENT FOUNDATION, INC.
STATEMENTS OF FINANCIAL POSITION
AS OF SEPTEMBER 30, 2019 AND 2018**

	2019	2018
ASSETS		
CURRENT ASSETS		
Cash in bank	\$ 15,498	\$ 97,308
Cash in bank - savings	157,889	145,653
Total current assets	173,387	242,961
DEVELOPMENT PROPERTY		
	5,979,781	5,819,949
OTHER ASSETS		
Investment - Corson Development Assoc.	153,417	153,417
Total other assets	153,417	153,417
TOTAL ASSETS	\$ 6,306,585	\$ 6,216,327
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accrued interest	\$ 5,201	\$ 4,523
Current portion of long-term debt	22,959	22,959
Total current liabilities	28,160	27,482
LONG-TERM LIABILITIES		
Long-term debt, net of current portion	2,433,719	2,363,556
Estimated costs to complete development	1,673,000	1,623,000
Total long-term liabilities	4,106,719	3,986,556
TOTAL LIABILITIES	4,134,879	4,014,038
NET ASSETS		
Without donor restrictions	2,171,706	2,202,289
Total net assets	2,171,706	2,202,289
TOTAL LIABILITIES AND NET ASSETS	\$ 6,306,585	\$ 6,216,327

See accompanying notes and accountants' compilation report.

BRANDON DEVELOPMENT FOUNDATION, INC.
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018

	2019	2018
NET ASSETS WITHOUT DONOR RESTRICTIONS		
Support and Revenues		
Grant income from City of Brandon	\$ 100,000	\$ 77,672
Memberships	5,150	5,500
Contributions	900	250
Interest income	969	326
Net rental income	1,325	1,325
Gain on sale of development property	-	94,471
Miscellaneous income	-	69
	108,344	179,613
Management and General Expense		
Accounting and legal fees	5,386	3,621
Office expense	1,096	-
Interest expense	130,585	67,185
Insurance expense	1,348	2,822
Miscellaneous expenses	512	106
Postage	-	40
	138,927	73,774
(DECREASE) INCREASE IN		
NET ASSETS WITHOUT DONOR RESTRICTIONS	(30,583)	105,839
NET ASSETS AT BEGINNING OF YEAR	2,202,289	2,096,450
NET ASSETS AT END OF YEAR	\$ 2,171,706	\$ 2,202,289

See accompanying notes and accountants' compilation report.

BRANDON DEVELOPMENT FOUNDATION, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
(Decrease) increase in net assets without donor restrictions	\$ (30,583)	\$ 105,839
Adjustments to reconcile (decrease) increase in net assets without donor restrictions to net cash provided by operating activities:		
Gain on sale of development property	-	(94,471)
(Decrease) increase in liabilities:		
Accrued interest	678	2,405
Net cash (used in) provided by operating activities	<u>(29,905)</u>	<u>13,773</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of development property	-	221,586
Purchase of development property	(109,832)	(1,677,969)
Net cash used in investing activities	<u>(109,832)</u>	<u>(1,456,383)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term debt	93,122	1,421,367
Principle payments on long-term debt	(22,959)	-
Net cash provided by financing activities	<u>70,163</u>	<u>1,421,367</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(69,574)	(21,243)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>242,961</u>	<u>264,204</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 173,387</u>	<u>\$ 242,961</u>

See accompanying notes and accountants' compilation report.

**NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

NATURE OF ORGANIZATION

The purpose of Brandon Development Foundation, Inc. (Foundation) is to promote, stimulate, expand, and develop the economic, commercial, industrial, and agricultural growth and development of the Brandon, South Dakota area.

CHANGE IN ACCOUNTING PRINCIPLE

In August 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standard Update (ASU) 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*. The Foundation has applied the changes retrospectively to all periods presented. The new standard changes the following aspects of the financial statements:

- Unrestricted net asset class has been renamed net assets without donor restrictions
- Temporarily and permanently restricted net asset classes have been combined into a single net asset class called net assets with donor restrictions
- The financial statements include a disclosure about liquidity and availability of resources (see Note 4)

This change in accounting principle had no impact on previously reported net assets.

BASIS OF PRESENTATION

The financial statements have been prepared on the accrual basis of accounting.

CASH EQUIVALENTS

Cash equivalents consist of highly liquid investments with an original maturity of three months or less. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments. There were no cash equivalents as of September 30, 2019 and 2018.

INCOME TAX STATUS

The Foundation is generally exempt from federal income tax on its regular activities under the provisions of Section 501(c)(6) of the Internal Revenue Code.

USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

CONCENTRATIONS OF CREDIT RISK

The Foundation maintains cash balances at First National Bank in Brandon, South Dakota. Accounts are insured by the Federal Deposit Insurance Corporation. At September 30, 2019 and 2018, the Foundation had \$0 of uninsured cash balances.

2. DEVELOPMENT PROPERTY

Development property includes land purchased from Hugo Musselmann on December 15, 2004, originally 76.14 acres. The land has been developed into an industrial park and sold or is held for sale. The land has been titled in the name of the Brandon Revolving Loan Fund Foundation, a wholly owned corporation of the City of Brandon. The land is being held by this subsidiary of the city in trust until such time that the property is sold. All improvements are the responsibility of the Foundation.

Development property also includes 79.72 acres of land purchased from Ordell and Joyce Rovang on February 3, 2017. The land is being developed into an industrial park. All improvements are the responsibility of the Foundation.

Also included in development property in the statements of financial position are the actual costs incurred and the estimated cost to complete the development of the land at September 30, 2019 and 2018. The estimated cost to complete the development at September 30, 2019 and 2018 was \$1,673,000 and \$1,623,000, respectively, for the Rovang property. This amount is shown as a long-term liability in the statements of financial position.

3. INVESTMENT IN CORSON DEVELOPMENT ASSOCIATION, LLP

Other assets consist of a 10.2564% limited partnership interest in Corson Development Association, LLP. The investment is stated at cost which does not exceed net realizable value. At September 30, 2019 and 2018, the partnership interest cost was \$153,417.

4. LIQUIDITY

Financial assets available to meet cash needs for general expenditures within one year of September 30, 2019, for the Foundation is calculated as follows:

Cash in bank	\$ 173,387
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As part of the Foundation's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due based on its annual budget. Operating expenses are compared to budgeted expenses on a monthly basis, and financial assets on hand are adjusted as necessary.

**NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018**

5. LONG-TERM DEBT

Long-term debt consists of the following as of September 30:

	2019	2018
Note payable to the city of Brandon; due in annual installments of \$22,959; non-interest bearing; matures October 2020; unsecured.	\$ 45,918	\$ 68,877
 Note payable to First National Bank; interest payments due semi-annually with a balloon payment of any outstanding principal and accrued interest due February 2022; accrues interest at 3.75%; secured by developed property with a net book value of \$4,201,735 at September 30, 2019.	<u>2,410,760</u>	<u>2,317,638</u>
	2,456,678	2,386,515
Less current portion of long-term debt	<u>(22,959)</u>	<u>(22,959)</u>
Net long-term debt	<u>\$ 2,433,719</u>	<u>\$ 2,363,556</u>

Maturities of long-term debt are as follows:

<u>Year ended September 30,</u>	
2020	\$ 22,959
2021	22,959
2022	<u>2,410,760</u>
	<u>\$ 2,456,678</u>

6. LEASE AGREEMENTS

The Foundation and Brandon Revolving Loan Fund Foundation (the lessor) have entered into two lease agreements with Lamar Outdoor Advertising (the lessee) covering signs that are located on development property. Under the agreements, the lessee pays annual rents of \$850 and \$475.

7. SUPPLEMENTAL CASH FLOW INFORMATION

	2019	2018
Cash paid during the year for:		
Interest	\$ 129,907	\$ 64,780

8. SUBSEQUENT EVENTS

Subsequent events were evaluated through October 31, 2019, the date the financial statements were available to be issued.

Rovang Industrial Park

Opinion of Development Costs

Cost of Land and Infrastructure

25-Oct-18

Revised

1 Land Costs

Land Purchase Costs	79.717	Ac. X Cost	\$27,500	\$	2,192,218
Total Land Purchase Cost with fees				\$	2,288,575
Developable (Salable) Area	Rail	1,216,640	Sq. Ft.		
	Other	1,392,180	Sq. Ft.		
	Total	2,608,820	Sq. Ft.		
Land Costs per Sq. Ft. of Salable Area				\$	0.88

2 Estimated Infrastructure Costs: South Area COMPLETED 2018

2017 Phase 1 Grading

Grading south 40 acres, construct detention pond/BMP, water and sanitary sewer extensions for 160' north of Hemlock, storm sewer for detention pond and under the railroad bed. \$ 425,000 Loisea

2018 Work:

Construct Plum and Walnut Avenues to 650' north \$ 400,000 Souku

Includes water, sewer, C&G, surfacing

Extend water main and sanitary sewer to 1300' north \$ 95,500 Souku

Needed for future development in the NW area

Construct Railroad crossing on Hemlock Boulevard \$ 185,555 Bid April 13, 2018

Concrete pavement and storm sewer

Construct Railroad spur and siding for 1200' north \$ 254,444 Bid April 13, 2018

Includes 1442 LF railroad spur single track

Work by Others

Utility Relocation costs (Midamerican Energy) \$ 143,000 Midamerican Energy

Encase 8" and 12" water mains \$ 42,000 Gator Brothers

Opinion of Construction Costs \$ **1,545,499**

Design Engineering \$ 185,000 Paid - includes CDI (\$18,2

Construction Staking and Administration:

Sayre Portion \$ 85,000 Estimated to complete C

CDI portion - track inspection \$ 6,000 Estimated to complete C

Testing by Geotek \$ 6,000 Estimated to complete C

Total 2018 Construction, Engineering and Testing \$ **1,827,499**

After 2018 Improvements, total developable (salable) land available:

<u>Rail Land</u>	<u>Area in Sq. Ft.</u>
Block 3, Lot 1	448,190
Block 3, Lot 3	380,290



South Dakota
 Department of Environment
 & Natural Resources
 Ground Water Quality

Consent For Access To Property and Waiver of Liability

Owner Name:	Brandon Revolving Loan
Owner Address:	304 Main Ave. PO Box 95
Owner City:	Brandon, SD 57005
Property Address:	Tract 1 Rovang Industrial Park SW1/4 Section 22 T102N R48W Brandon Township
Property City:	Brandon, SD
Approximate Property size	79.72 acres

I, the owner of the property described above or his authorized representative, consent to officers, employees, and authorized representatives of the South Dakota Department of Environment and Natural Resources (DENR) entering and having access to the property described above for the following purposes:

- Obtaining information necessary to prepare a ASTM Phase I and Phase II Assessment of the buildings and property.
- Obtaining information necessary to do asbestos/lead inspections of the building.
- the taking of such soil, water, air and interior substance samples as may be determined to be necessary;
- the sampling of any solids or liquids stored or disposed of on site;
- the drilling of holes and installation of monitoring wells for subsurface investigation;
- other actions related to the investigation of surface or subsurface contamination;
- taking response actions including asbestos abatement, tank system removal, site stabilization, removal of hazardous materials and substances, material excavation, and other action deemed necessary to protect human health and the environment

The DENR and their contractors agree to properly abandon the boring holes and ground water monitoring wells in accordance with state law at no cost to the property owner. I acknowledge that these actions by DENR and their contractors are undertaken pursuant to a request for state assistance under the South Dakota Brownfields Revitalization and Economic Development Program outlined in South Dakota Codified Law 46A-1-100 through 46A-1-106.

RELEASE AND WAIVER OF LIABILITY, ASSUMPTION OF THE RISK AND INDEMNITY AGREEMENT

By my signature below, I acknowledge that I am aware of, appreciate the character of, and voluntarily assume the risks involved in participating in the South Dakota Brownfields Revitalization and Economic Development Program.

By my signature below, on behalf of myself, my heirs, next of kin, successors in interest, assigns, personal representatives, and agents, I hereby:

1. Waive any claim or cause of action against and release from liability the State of South Dakota, its officers, employees, and agents for any liability for injuries to my person or property resulting from my participation in the activity listed above;
2. Agree to indemnify and hold harmless the State of South Dakota, its officers, employees, and agents for any claims, causes of action, or liability to any other person arising from my participation in the activity listed above; and

I HAVE READ THIS RELEASE AND WAIVER OF LIABILITY, ASSUMPTION OF THE RISK AND INDEMNITY AGREEMENT, FULLY UNDERSTAND ITS TERMS, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND HAVE SIGNED IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO ME AND INTEND MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT ALLOWED BY LAW.

Name:	Dennis E. Olson - Finance Officer/Assistant Administrator		
Address:	304 Main Ave. PO Box 95 Brandon, SD 57005		
Phone #:	605-582-6515	Date:	1-13-20
Signature:	<i>Dennis E. Olson</i>		



**GEOTEK ENGINEERING
& TESTING SERVICES, INC.**
909 East 50th Street North
Sioux Falls, South Dakota 57104
605-335-5512 Fax 605-335-0773

February 7, 2020

SD Department of Environment & Natural Resources
Groundwater Quality Program
Joe Foss Building
523 East Capitol
Pierre, South Dakota 57501

Attn: Mr. Nayyer Syed

Subj: Cost Estimate and Work Plan
Targeted Brownfields Assessment
Proposed Rovang Industrial Park
481st Avenue and Hemlock Boulevard
Corson, SD
DENR #pending

Dear Mr. Syed

INTRODUCTION

This correspondence is pursuant to your recent request for a cost estimate and work plan to perform a Targeted Brownfields Assessment for the referenced site. The purpose of this correspondence is to outline a scope of work, estimated fees, scheduling information, and the terms and conditions under which we will perform the work.

BACKGROUND INFORMATION

The subject property consists of approximately 79.72 acres of vacant land west of Corson, SD. The land is approximately 1210 feet north-south by 2465 feet east-west. The approximate legal description is the S ½ of the SW ¼ of Section 22, Township 102, Range 48. The Brandon Area Development Foundation purchased this property with the intent that it will be developed into an industrial park and host multiple large businesses.

The Brandon Area Development Foundation has applied to the Targeted Brownfield Financial Assistance Program of the South Dakota Department of Environment and Natural Resources for assessment of the project site.

WORK PLAN

Based on our understanding of the project the following work plan is proposed:

Task 1 - Phase I Environmental Site Assessment by ASTM 1527-13

1. Review of information on the geology and hydrogeology of the site vicinity. Review of available information, if any, regarding previous sampling and analysis of soil, groundwater, or surface water conducted at the site.
2. Review of the subject property, records, and interviews of individuals associated with the property regarding the present or past existence of suspect asbestos containing materials, environmental permits or licenses, hazardous or potentially hazardous substances, distressed vegetation, stained soil, unusual grade changes, random dumping or on-site disposal, local flood maps, suspect polychlorinated biphenyls (PCBs), and underground/above ground storage tanks.
3. Conduct a site vicinity reconnaissance to identify adjacent off-site facilities that could potentially impact the subject property.
4. Review of available historical resources such as aerial photographs, fire insurance maps, tax assessor records, recorded land title records, USGS topographic maps, street directories, county atlases, and building department records, to identify, as nearly as possible, past uses of the property.
5. Review of reasonably available regulatory agency information and records. Verbal and/or written communication with federal, state and local environmental regulatory agencies concerning the usage, storage, treatment, and disposal of hazardous substances.
6. Preparing a report presenting our observations, pertinent documents, opinions, and recommendations.

FEES

Consultant's fees will be charged on a unit cost basis. For the scope of work outlined above the estimated units and unit costs are outlined on Attachment A. This is an estimate only. Actual fees billed will depend upon the amount of work performed and expenses incurred. Consultant will not, however, exceed the estimate without Client's prior approval.

SCHEDULE

Consultant will coordinate with the DENR and property owner to schedule the work. The anticipated schedule for the work follows:

<u>Task #-Description</u>	<u>Weeks to Complete</u>
1 - Phase I Environmental Site Assessment	3-5

PERSONNEL

Consultant will utilize Mr. Jerald K. Zutz (CPRR #5083) as the project coordinator. The project team will consist of several members of the GeoTek staff.

TERMS & CONDITIONS

We understand that this work will be performed under the State of South Dakota Regulated Substance Discharge Response Contract for Consulting Services.

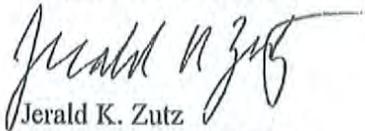
ACCEPTANCE

If this cost estimate and work plan is acceptable, please indicate acceptance by signing and dating in the indicated area and returning a copy to our office.

REMARKS

GeoTek Engineering & Testing Services, Inc. appreciates being considered for this work. We look forward to working with you in the future. Please call if you have any questions (605-335-5512).

Respectively submitted,


Jerald K. Zutz
Senior Project Manager
PE/Remediator #5083

ACCEPTANCE

Client

SD Dept. of Environment
and Natural Resources

Signature: Kim McIntosh
Printed: KIM MCINTOSH
Title: Program Administrator
Date: 2-7-2020

Consultant

GeoTek Engineering &
Testing Services, Inc.

Signature: Jerald K. Zutz
Printed: Jerald K. Zutz
Title: Senior Project Manager
Date: 2-7-2020

ATTACHMENT A - ITEMIZATION OF SERVICES

**Targeted Brownfields Assessment
 Proposed Rovang Industrial Park
 Corson, SD**

<u>DESCRIPTION</u>	<u>EST. QUANTITY</u>	<u>COST</u>	<u>SUBTOTAL</u>
<u>Task 1 - Phase I Environmental Site Assessment</u>			
Senior Project Manager-travel	1 - 1 hours	\$135.00	\$135.00 - \$135.00
Senior Project Manager-site	1 - 1 hours	\$135.00	\$135.00 - \$135.00
Senior Project Manager-office	16 - 24 hours	\$135.00	\$2,160.00 - \$3,240.00
Mileage	30 - 48 miles	\$0.65	\$19.50 - \$31.20
Historical Data-Sanborn Fire Insurance Maps ¹	1 - 1 each	\$166.75	\$166.75 - \$166.75
Document Copies ¹	0 - 1 lump sum	\$25.00	\$0.00 - \$25.00
Chain of Title ¹	0 - 1 each	\$414.00	\$0.00 - \$414.00
CAD Operator	0.5 - 1 hours	\$60.00	\$30.00 - \$60.00
Clerical	1 - 2 hours	\$40.00	\$40.00 - \$80.00
Estimated Total			\$2,686.25 - \$4,286.95

Note: Estimated total does not include applicable taxes.

¹ - A 15% markup will be charged on all subcontracted services.