CERTIFIED SITE

SOUTH DAKOTA

APPLICATION FORM

Applicants must submit one paper copy of the application and one (paper copy of the attachments. All attachments will be organized in a three-ring binder and identified in the same manner as the application. All attachments must also be clearly labeled by section and subsection. The applicant must also submit the application and attachments in electronic format. The application must be signed, under the penalties of perjuryby a duly-authorized representative of the applying organization.

Send completed application and attachments to:

Governor's Office of Economic Development
Attn: Certified Site Program
711 E. Wells Ave, Pierre, SD, 57501

NOTE: DO NOT SEND THE ORIGNAL ATTACHMENTS. All the original documents should be retained by the applicant.

CERTIFIED SITE

Organization Requesting Certification

City of Wall
Organization: _____

Mary Williams
Contact Person: _____

PO Box 314
Mailing Address: _____

Wall, SD 57790
City/State/Zip: _____

(605)279-2663 walledd@gwtc.net
Phone: _____ Email Address: _____

Requested Certification applying for (check one)

- ☐ Business Services / Research & Development
- ☑ Light Industrial
- ☐ Heavy Industrial
- ☐ Mega-Site

Site Information

Wall Industrial Park
Name Of Park: _____

North of the Wall Regional Airport, West of Airport Rd.
Location In Community: _____

less than 1 mile to US Interstae 90

(If a street address is not yet known, provide a general location description.)

85 0 85
Total Acres: _____ Total Acres Occupied: _____ Total Acres Available: _____

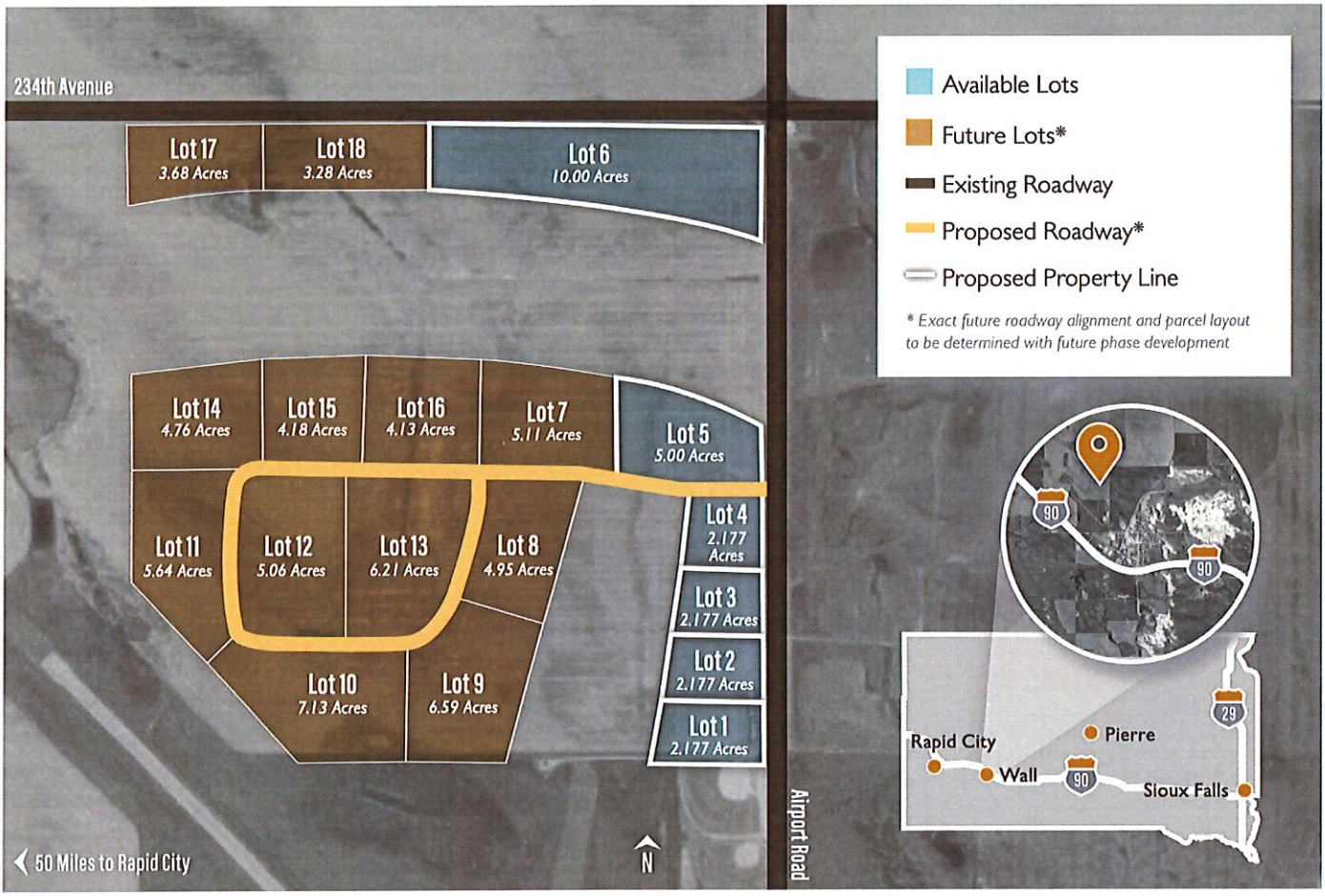
Declaration

I declare and affirm under the penalties of perjury that this application has been examined by me, and to the best of my knowledge and belief, is in all things true and correct.

Signature: Mary Williams Date: 04.06.2022

Wall Industrial Park

WALL, SOUTH DAKOTA 57790



PROPERTY IDEAL FOR

General Industrial Uses

Check out the property!

bit.ly/Wall-Industrial-Park

Contact Us or Visit Our Website:

Liliya Stone | 605.279.2658

walledd@gwtc.net

wallsdedc.com

- **Close Proximity to Interstate 90**
- **Great Accessibility**
- **Large Lots**
- **Local Incentives**

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

Section Description Page

Table of Contents

Section 1: Ownership Information

1.1: Land Ownership/control....1

1.1: Copy of purchase agreement

1.2: Land Selling Price....2

1.2: Letter Stating Land Selling Price....3

1.3: Property Easements & Rights of Way....4

1.3: Summary of the easements

1.3: Property map showing applicable easements and rights-of-way

1.4: Property covenants....5

Section 2: Property Information

2.1: Maps & Photo....6

2.1.1: Plat Map

2.1.2: Topographic Map

2.1.3 Site Map

2.1.4: Aerial Photo

2.2: Zoning Classification....7

2.2.1: Zoning Authority....7

2.2.2 Zoning Classification....7-8

2.2.2a: Zoning ordinance

2.2.2b: Land Use Map

2.2.2c: Copy of the City Council minutes

2.2.3: Adjacent Land Use/Zoning....9

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

Section Description Page

2.2.3: Surrounding zoning and land uses

2.3: Environmental Information

2.3.1: Phase I Environmental Assessment

2.3.2: Endangered Species

2.3.3: Designated Wetlands

2.3.4: 100 Year Flood Plan

2.3.5: Archaeological Evaluation

2.3.6: Geotechnical Data

Section 3: Property Access

3.1: Air Service....10

3.1.1: Public Airport....10

3.1.2: Air Passenger Service....10

3.2: Rail Service....11

3.2.1: Rail Line....11

3.2.2: Rail Carrier....11

3.2.3: Rail Siding....11

3.2.4: Rail Spur....11

3.2.5: Rail Switch Yard....11

3.2.6: Rail Authority....11

3.2.6: Regional Rail Line Map

3.3: Road Access....13

3.3.1: Ingress/Egress Locations....13

3.3.2: Four lane Highway....13

3.3.3: Two Lane Highway....13

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

Section Description Page

3.3.4: Road improvement....13-14

3.3: Location of the road to be improved

3.3: Property access map

3.3: Ingress/Egress Location

3.4: Freight Service....15

Section 4 Utility Access

4.1: Water....16

4.1.1: Water Provider Information....16

4.1.2: Water Line Improvements....16

4.2: Wastewater....17

4.2.1: Waste Water Services Provider....17

4.2.2.: Waste Water Line Improvements....17

4.2.2: Wastewater Line Improvements Map

4.3: Electricity....18

4.3.1: Electric Service Provider....18

4.3.2: Electrical Service Improvements....18

4.3.2: Electric Service Improvements map

4.4: Natural Gas....19

4.5: Telecommunications....20

4.5.1: Telecommunications Providers....20

4.5.2: Telecommunications Service Improvements....20-21

4.6: Solid Waste Disposal....22

4.6.1: Solid Waste Disposal Services....22

4.6.1: Authorized wastes

SECTION ONE

OWNERSHIP INFORMATION

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

1.1Land Ownership/Control

Provide documentation showing that the subject property is owned by the applicant; is under long-term lease to the applicant; is under purchase option to the applicant; and/or controlled by a developer actively marketing the property for sale.

The City of Wall has approximately 85 acres that are available for development at its Wall Industrial Park. The Wall Economic Development Board of Directors has a Memorandum of Understanding with the City of Wall that reserve the right for Wall Economic Development Board to market lots in the Wall Industrial Park and negotiate a price for the sale of those lots.

Attached:

1.1 Copy of Purchase Agreement

REAL ESTATE PURCHASE AGREEMENT

1.0 AGREEMENT AND PARTIES

THIS AGREEMENT is made this 27 day of December, 2017, the "**Effective Date,**" by and between

WYOMING DAKOTA RAILROAD PROPERTIES, INC., a Delaware corporation, hereinafter "**Seller,**" whose representative and address for any notice related to this Agreement is:

David S. Drach
Director Real Estate - U.S.
Canadian Pacific
700 Canadian Pacific Plaza
120 South Sixth Street
Minneapolis, Minnesota 55402

Telephone : (612) 904-6139
E-mail : david_drach@cpr.ca

and

CITY OF WALL of Box 314, 501 Main St., Wall, South Dakota 57790, referred to herein as "**Buyer.**"

Contact for Buyer via counsel:

Stephanie Trask
Bad River Law Prof. LLC
P.O. Box 786
Philip, South Dakota 57567

Telephone: (605) 859-2783
Email: strask@badriverlaw.com

Seller and Buyer are collectively referred to herein as the "**Parties,**" or individually as a "**Party.**"

THE PARTIES HERETO agree as follows:

2.0 RECITALS

2.1 Seller is the owner of certain real property located in **Pennington County, South Dakota**, that is described herein;

2.2 Buyer desires to purchase the real property owned by the Seller and that is described in more detail in Section 3.0; and

2.3 Seller agrees to sell and convey to Buyer said real property upon the terms, conditions and for the consideration set forth herein; and

2.4 Seller agrees to lease to Buyer additional lands to be used for grazing purposes; and

2.5 Seller agrees to grant to Buyer a right of first refusal in respect to purchase of the Leased Property, as herein described and conditioned.

3.0 PROPERTY

3.1 Property Description: The real property is described as follows:

Section 36: The North Half (N1/2); excepting therefrom Lot R-1 of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat filed in Plat Book 20, Page 263; and excepting therefrom Lot R-2 of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; but including Lot R-1E of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat file din Plat Book 20, Page 263; and including Lot R-2E of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; and that portion of the Southwest Quarter (SW1/4) lying north and east Lot H1, as shown on the plat filed in Highway Plat Book 3, Page 61; excepting therefrom Lot R-3 of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264; but including Lot R-3E of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264.

EXCEPTING AND EXCLUDING THEREFROM
SD103-Lot 1 of WDRPI-SD103 Subdivision.

Containing approximately 292.22 acres of land, more or less, the "**Property**," and as shown upon the map labeled Exhibit A that is attached hereto and is made a part hereof.

3.2 Lease Property Description:
The real property to be encompassed by a lease by Seller to Buyer for Grazing purposes is described as

SD103-Lot 1 of WDRPI-SD103 Subdivision located in North Half (N1/2) of Section 36, Township 1 North, Range 15 East, Black Hills Meridian, Pennington County, South Dakota.

Containing 92.26 acres of land, more or less. Said land is shown upon the map labeled Exhibit D (which will become Exhibit A to the lease) that is attached hereto and is made a part hereof, the "**Lease Property**."

4.0 CONSIDERATION AND COSTS

4.1 Deposit. Buyer shall pay to the Seller with the execution of this Agreement the amount of

Ten and NO/100 DOLLARS ($10.00)

as earnest money, the "**Deposit**." The Deposit shall be not deducted from the Purchase Price at Closing nor refunded.

4.2 Purchase Price. Subject to the contingencies set forth in Section 5.0, at Closing (defined in Section 7.1), Buyer shall remit unto Seller the amount of

THREE-HUNDRED FIFTY THOUSAND, SIX-HUNDRED SIXTY-FOUR and NO/100 DOLLARS ($350,664.00)

, the "**Purchase Price.**"

4.3 Real Estate Taxes:
Real property taxes, including any deferred or green-acre taxes, real property assessments and any other assessments for the Property (collectively "**Taxes**") are to be paid as follows: Taxes assessed in any year prior to Closing shall be paid 100% by Seller and 0% by Buyer. Taxes for the year of the Closing will be prorated to the date of Closing between Seller and Buyer on the basis of the most recent available assessed evaluation and mil levy information, which shall be considered a final statement between the Parties.

4.4 Expenses. Each party shall assume and pay for any attorney or legal fees that it may contract for in connection with this Agreement. Subject to the preceding, the parties agree to allocate the costs of the transaction as follows:

A. Seller shall assume and pay:
   i. One-half of Closing Costs (Fees charged by a Title Company or other service to conduct the closing, and for the preparation of conveyance documents and closing statements)
   ii. Title Insurance policy
   iii. Deed Tax
   iv. costs, if any, for a surveyor to compute the actual area of the Property.

B. Buyer shall assume and pay:
   i. One-half of Closing Costs (Fees charged by a Title Company or other service to conduct the closing, and for the preparation of conveyance documents and closing statements)
   ii. like-kind exchange fees, if any.
   iii. Document Recording Fees
   iv. any cost related to Buyer's investigation of the Property pursuant to Section 5.0

5.0 DUE DILIGENCE AND CONTINGENCIES.

5.1 Inspection and evaluation.

A. For a period beginning as of the Effective Date, and ending at the later of Thirty (30) days after the Effective Date or Fifteen (15) days after delivery by Seller to Buyer of the Title Commitment as set forth in Section 6.1, the "**Due Diligence Period**," Buyer shall have the right to complete its due diligence review, investigation, inspection and analysis of the Property and its operation, which may

include, but shall not necessarily be limited to, Buyer's review, investigation and analysis of:

i. the physical condition and location of the Property;
ii. the adequacy and suitability of all applicable zoning, Property-use requirements and approvals;
iii. UCC checks on Seller with the South Dakota Secretary of State's office and with Pennington County, and/or any other appropriate governmental authorities;
iv. mineral and water right ownership;
v. review by an architect or engineer;
vi. such other tests, inspections and evaluations of the Property and its operation, including, but not limited to, environmental inspections, as Buyer may deem necessary or desirable in its sole and complete discretion.

B. In the event that Buyer desires to perform soil or ground water tests on the Property, Buyer shall secure Seller's advance approval thereof, which approval shall not be unreasonably conditioned or delayed.

5.2 Right of Entry; Seller's Cooperation. Buyer and Buyer's employees, agents, attorneys, and contractors shall have the right, at Buyer's sole cost, expense, and risk, following the Effective Date, to enter upon the Property after reasonable notice to Seller and at reasonable times during the Due Diligence Period to perform an inspection of the physical condition of the Property (which may include, but shall not be limited to an environmental assessment and, subject to Section 5.1.B, obtaining soil and water samples on and beneath the surface of the Property and conducting analyses of such samples) as Buyer's representatives deem necessary, and for any reasonable purpose related to this transaction. Seller shall cooperate with Buyer in obtaining and providing such information, public records, and other materials as Buyer reasonably determines is necessary or useful for completing due diligence activities. Buyer, its successor and assigns, shall defend, indemnify, and hold Seller, its affiliates, successors and assigns harmless from any and all liabilities, damages, injuries, penalties, suits, claims, proceedings, causes of action, losses, costs, expenses, and fees (including reasonable attorney fees whether suit is instituted or not) arising from or relating to the inspection of the Property by Buyer, its affiliates, successors, assigns, agents, employees, brokers and invitees.

5.3. Buyer's Contingency. Buyer's obligation to Close the acquisition of the Property is contingent upon Buyer's conclusion that the character of, and Seller's title to, the Property is suitable to Buyer. In the event that Buyer determines that Seller's title to the Property is not suitable to convey the title necessary to Buyer, or that the environmental condition of the Property is such that acquisition by Buyer is deemed to be inadvisable, or for any other reason that Buyer reasonably deems pertinent, then Buyer may upon notice to Seller prior to expiration of the Due Diligence Period, terminate this Agreement and Seller retain the deposit.

6.0 TITLE; SURVEY.

6.1 Seller shall provide to Buyer, at Seller's sole cost and expense, a preliminary title insurance commitment (the "**Title Commitment**") showing the status of record title to the Property, and any liens, encumbrances and other matters of record, together with copies of all recorded documents listed as exceptions to title on Schedule B-2 of the Commitment or otherwise reflected as exceptions to title on the Title Commitment (collectively, the "**Exception Documents**.") Additionally, at this same time, Seller shall provide Buyer with a description of all oral or written agreements or other matters in any way affecting the ownership, use or possession of the Property which are not of record. Seller shall also provide Buyer with copies of any licenses or permits allowing Seller access to any portion of the Property or by which third parties have access to the Property or the right to cross it. Any such oral or written agreement provided for herein and any such licenses or permits provided to Buyer shall be included as an Exception Document for purposes of this Agreement. Buyer shall also have the right to obtain, at its sole cost and expense, a survey, "express map" or equivalent of the Property (the "**Survey**").

6.2 Buyer's Title Review. Buyer shall have fifteen (15) days from its receipt of the Title Commitment, Exception Documents and Survey, to object in writing to Seller to such exceptions set forth therein, or to any other matters not of record, including, without limitation, survey-related title objections. Title objections shall be made in writing and shall include a basis for such objections and, where appropriate, a suggested remedy or remedies for such objections. If Buyer does not deliver to Seller written objections within said fifteen (15) day period, it shall be deemed Buyer has waived all such objections.

6.3 Seller's Response. Seller shall promptly undertake best efforts to cure deficiencies and remedy objections within thirty (30) days after timely receipt of Buyer's title objections, the "**Seller's Title Cure Period**." If title is not made marketable within the thirty (30) day title clearance period, Buyer shall have fifteen (15) days thereafter, in its sole and absolute discretion, within which to (a) accept the condition without remedy by Seller; or (b) elect to terminate its obligations under this Agreement, in which case the Parties shall have no further liability or obligation hereunder. The determination of whether title is satisfactory or a title objection has been cured is committed to the sole discretion of Buyer.

6.4 Permitted Exceptions. Any matter that is shown in the Commitment and Exception Documents, and to which Buyer does not object (or to which Buyer so objects but subsequently waives or consents to title insurance over) or which are created, approved or waived by Buyer, and any mineral reservations, exceptions, conveyances and leases of record shall be a "**Permitted Exception**." Notwithstanding the above, Seller agrees to pay all monetary encumbrances at Closing.

6.5 Additional Objection. If, at any time prior to the Closing, Buyer becomes aware of any other restriction, encumbrance on, defect in title to the Property, or other matter whether or not in the record title of the Property (an "**Additional Objection**"), Buyer shall give Seller written notice of the Additional Objection no later than fifteen (15) calendar days after the

date on which Buyer first becomes aware of it, which will be subject to the same rights, requirements, elections and waivers as provided in the foregoing Section 6.4.

6.6 Subdivision. If, in order for Buyer to record the Deed or develop the Property as intended, the Property must be platted or subdivided, either separately or in conjunction with other land, Buyer, at its sole cost and expense, shall cause such platting or subdivision requirement to be satisfied. Seller shall use its best efforts and all due diligence to assist Buyer to complete the procedure as quickly as possible, including without limitation promptly executing any and all applications, agreements and other instruments required in connection therewith. If, as a result of such platting or subdivision, the legal description of the Property is modified, Buyer shall cause the Survey and the Commitment to be updated to reflect such modification. If such platting or subdivision is not completed prior to the Closing Date, Buyer, at its option, may (i) terminate this Agreement or (ii) elect to extend the Closing Date until such procedure is completed; provided, however, that if Buyer elects to extend the Closing Date, this Agreement shall nevertheless terminate if such procedure has not been completed within one (1) year of the originally scheduled Closing Date.

6.7 Buyer acknowledges and accepts that Seller intends to construct railroad tracks and facilities on Seller's land adjacent to the Property, "Railroad Lands." Any use of said Railroad Lands by Buyer for access to the Property, or other land, or any other use, shall be deemed to be permissive and shall not give rise to any rights in Buyer that are adverse to Seller. Further, following construction of any railroad tracks or grading upon the Railroads Lands, or for any other reason, Seller may terminate any use of the Railroad Lands and block access thereupon and Buyer, for itself, successors and assigns in and to the Property waives any and all right and claim for access upon or across said Railroad Lands.

7.0 CLOSING: CLOSING DOCUMENTS; CLOSING ADJUSTMENTS

7.1 Closing. Unless extended pursuant to Section 6.6, the consummation of the purchase of the Property (the "**Closing**") shall be held on the Closing Date designated by Buyer which date shall no later than 30 days following the expiration of Buyer's Contingency Period, or the extension thereof, the "**Closing Date.**" The Closing shall occur at the offices of a closing agent selected by Seller in Rapid City, South Dakota or at such other alternative location, time or date mutually agreeable to the Parties.

7.2 Deed. At Closing, Seller shall execute, acknowledge and deliver to Buyer, or its designees, which designee may include a partnership, corporation, limited liability company, or similar entity with which Buyer is affiliated, a general warranty deed (the "**Deed**") conveying a fee title and interest, free and clear of all liens, claims and encumbrances except the Permitted Exceptions allowed by Buyer, which Deed shall be in the form of the attached Exhibit B.

7.3 Title Policy. The Title Company shall irrevocably commit to deliver to Buyer within a reasonable time after the Closing an owners title policy with extended coverage insuring title to the Property in accordance with the requirements of Section 6.1 of this Agreement and in a form reasonably satisfactory to Buyer.

7.4 Payment of Purchase Price. At Closing, Buyer shall pay to Seller the Purchase Price as determined pursuant to Section 4.2, subject to credits or costs attributable to Buyer.

7.5 Use and Possession. At Closing, Seller shall deliver to Buyer the use and possession of the Property.

7.6 Non-Foreign Affidavit. Seller shall execute and deliver to Buyer an affidavit stating that Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1986.

7.7 Grazing Lease. The Parties shall execute a Grazing Lease in substantially the form appended hereto in Exhibit C encompassing the Lease Land described in Section 3.2 and shown upon the map in Exhibit D (which will also be labeled Exhibit A to the signature copies of the Lease).

7.8 Other Documents. Seller shall deliver to Buyer and to the Title Company such affidavits as required by the Title Company and such other documents and certificates as may be required pursuant to this Agreement or as may be necessary or customary to railroad corporations to carry out its obligations under this Agreement and to close this transaction.

8.0 BUYER'S REPRESENTATIONS AND WARRANTIES. Notwithstanding anything herein to the contrary, Buyer warrants and represents to Seller that:

8.1 Authority. Buyer has full power and authority to execute, deliver, and perform this Agreement and consummate the transactions contemplated hereunder.

8.2 Duly Executed. This Agreement has been duly executed and delivered by Buyer and constitutes a legal, valid, and binding obligation of Buyer, enforceable against Buyer in accordance with its terms.

8.3 AS-IS Acquisition. Subject to the obligations of Seller pursuant to Section 5.4, Buyer hereby expressly acknowledges and agrees that Buyer has or will have, prior to the end of the Contingency Period, thoroughly inspected and examined the Property to the extent deemed necessary by Buyer in order to enable Buyer to evaluate the acquisition of the Property. Buyer hereby further acknowledges and agrees that Buyer is relying solely upon the inspection, examination, and evaluation of the Property by Buyer and acknowledges that Buyer is acquiring the Property without representations, warranties or covenants, express or implied, of any kind or nature except for those warranties expressly set forth in this Agreement, which warranties shall survive Closing.

9.0 SELLER'S REPRESENTATIONS AND WARRANTIES.
Notwithstanding anything herein to the contrary, Seller warrants and represents to Buyer that:

9.1 Authority. Seller has full power and authority to execute, deliver, and perform this Agreement and consummate the transactions contemplated hereunder. There are no legal,

contractual, or other restrictions upon Seller's right, power, and authority to sell, transfer, assign, and convey the Property to Buyer.

9.2 Title; Possession.

(a) Seller is the legal owner of all fee interests in the Property,

(b) the Property is free and clear from all liens, claims and encumbrances except for Permitted Exceptions,

(c) there are no leases, contracts, non-governmental restrictions or commitments of any kind with respect to the Property which will survive the Closing, including without limitation private grazing or agricultural leases, hunting or fishing rights or licenses, granted or given to any third parties and no third party owns, possesses, or has a right to use or to access or cross any or all of the Property except as disclosed in the Title Commitment or specifically disclosed by Seller to Buyer in writing,

(d) there are no third parties who are claiming or to Seller's knowledge could claim a prescriptive right across, through or on the Property, and

(e) to Seller's knowledge the existing use and occupancy of the Property does not violate any applicable governmental law, rule or regulation, including without limitation any property use, fire, safety, or health regulation;

9.3 Litigation. There is no litigation pending or, to Seller's knowledge, threatened against or with respect to the Property to Seller's knowledge, except as may be specified herein;

9.4 Condemnation. There is no condemnation or similar proceeding currently pending or threatened against the Property;

9.5 Boundaries; Encroachments. Seller has not done any act or allowed any act to be done which has changed or could change the boundaries of the Property, the legal description of the Property as set forth in Section 3.1 and, to Seller's knowledge, Seller has allowed no encroachments on the Property, by any adjoining landowners nor has the Seller encroached upon any property of adjoining landowners that would affect the Property;

9.6 Access. The Property has access for ingress and egress to a public road or right of way and, to Seller's knowledge, there is no federal, state, local, or private proceedings or efforts to close, restrict, or change any public road or right of way providing access to the Property;

9.7 Special Assessments. There are no special assessments against the Property which are not shown as existing liens by the public records;

9.8. Mechanic's Liens. There is not and has not been any work performed in, on or about the Property nor have materials been provided which have not been paid for in full or which could give rise to a mechanics' or materialmen's lien under applicable state law;

9.9 Hazardous Materials. To the best of Seller's knowledge:

A. there are no hazardous materials, petroleum products, solid wastes or similar materials currently located at, on, in, under or about the Property in a manner which violates any applicable state or federal environmental law, statute or regulation, or which requires

cleanup or corrective action of any kind under any federal or state environmental law, statute or regulation;

B. the Property is in full compliance with all applicable state and federal environmental laws, statutes or regulations and no notice of any violation, lien, complaint, action, suit, order or other notice with respect to the Property is presently outstanding under any applicable state or federal environmental law, statute, or regulation; and

C. there are no underground storage tanks on, in or under the Property except as disclosed in writing by the Seller to Buyer;

9.10 Binding Effect. This Agreement and all documents to be executed pursuant hereto by Seller are and shall be binding upon and enforceable against Seller in accordance with their respective terms, and the transaction contemplated hereby will not result in a breach of, or constitute a default or permit acceleration and maturity under, any indenture, mortgage, deed of trust, loan agreement or other agreement to which Seller or the Property is subject or by which Seller or the Property is bound.

9.11 Blocked Person. Seller is not a "foreign person" as contemplated by Section 1445 of the Internal Revenue Code. Neither Seller nor any of its affiliates is a person or entity with whom U.S. persons or entities are restricted or prohibited from doing business under any laws, orders, statutes, regulations or other governmental action relating to terrorism or money laundering (including Executive Order No. 13224 effective September 24, 2001, and regulations of the Office of Foreign Asset Control of the Department of the Treasury) (each, a "**Blocked Person**"), and, to the best of Seller's knowledge, neither Seller nor any of its affiliates engages in any dealings or transactions with any Blocked Person or is otherwise associated with a Blocked Person.

9.12 Date-Down to Closing. All representations and warranties of Seller contained in this Agreement, and all statements, exhibits, and documents, delivered pursuant hereto or in connection with the transaction contemplated hereby, will be accurate and complete as of the date when made and shall be deemed to be made again at and as of the date of Closing, and shall be true and accurate in all respects. If Buyer is aware, prior to Closing, that any such representations and warranties are inaccurate or incomplete, it will have the right, among other remedies, to terminate this Agreement upon written notice to Seller. Notwithstanding the foregoing, all representations and warranties set forth herein shall survive Closing and shall not be merged in the Deed.

9.13 Breach of Rep or Warranty. Seller shall immediately advise Buyer in writing if, subsequent to the date of this Agreement and prior to the Closing, Seller learns that any of the representations and warranties set forth in this Section 9 are no longer true or correct. In such event (unless Seller elects to cause and does cause the representation and/or warranty to again become true or correct prior to the Closing), Buyer shall have the right to terminate this Agreement at or prior to the Closing upon written notice to Seller.

10.0 SELLER'S COVENANTS. Until the Closing, or until this Agreement is terminated pursuant to the terms hereof, Seller covenants and agrees as follows:

10.1. Maintenance. Prior to Closing, Seller shall:

A. continue to own, use, occupy, and operate the Property consistent with past practice, and shall maintain any improvements, irrigation and drainage ditches, pipelines, fences, wells and other facilities in the condition that exists as of the date of this Agreement, normal wear and tear excepted;

B. comply and maintain in full force and effect and renew as needed, any licenses or permits;

C. comply in all material respect with all laws applicable to the ownership, use, occupancy, or operation of the Property; and

D. keep Buyer informed in writing of any significant decisions or developments concerning the Property.

10.2 Comply with Laws. Seller shall comply in all material respect with all laws applicable to the ownership, use, occupancy, or operation of the Property.

10.3 Violations. Seller shall promptly inform Buyer upon receiving any notice or knowledge of any existing or alleged

A. violation of or non-conformity with any law, rule or regulation relating to the Property, and/or the ownership, use, occupancy, or operation thereof, or any restriction, condition, covenant, or agreement concerning Seller and which relates to the Property, and/or the ownership, use, occupancy, or operation thereof;

B. breach of any of the representations and warranties of Seller contained in this Agreement, or of any of the covenants, terms, and conditions to be complied with, fulfilled, or performed by Seller under this Agreement; or

C. violation of or default under any leases, licenses, or permits relating to the Property.

10.4 Proscribed Activities. Prior to Closing, Seller shall not do any of the following without Buyer's prior written consent, which consent will not be unreasonably withheld:

A. Mortgage, pledge, subject to lien or other encumbrance, or sell or transfer any of the Property;

B. Perform or consent to any exploration or development of any minerals, other than oil and gas, in the Property;

C. Enter into any easement, property lease, grazing lease, hunting, recreational, trailing or exchange of use arrangements or agreements relating to the Property, regardless of value or duration.

10.5 Indemnification. Seller agrees to indemnify and hold Buyer harmless from and against any and all liabilities, loss, claims, damage or expense (including reasonable attorneys' fees in defending against claims) arising out of or related to any of the following:

A. the inaccuracy of any of the representations, warranties or covenants made by Seller;

B. the ownership, operation or maintenance of the Property by Seller prior to closing; or

C. the post-closing possession of any of the Property by Seller.

11.0 DEFAULT AND REMEDIES.

11.1 Notice and Cure. If either Party defaults under this agreement, then the other party shall notify the defaulting party in writing of the default and specify the requirements to correct the default. The defaulting party shall have twenty (20) days from the date of the notice to correct the default. If the default is not corrected in that time, the defaulting party shall be in breach of this Agreement.

11.2 Seller Default. In the event of breach by the Seller, Buyer may, as its sole and exclusive remedy, either (i) terminate this Agreement; or (ii) enforce specific performance of Seller's obligations under this Agreement, at its sole option and discretion, provided, however, that in the event specific performance is unavailable because Seller has sold the Property to a third party or conveyed a incompatible easement to a third party, Buyer shall have all remedies available to it under law or at equity.

11.3 Legal Fees. In the event that any Party shall become in default or breach of any of the terms of this Agreement, such defaulting or breaching Party shall pay all reasonable legal fees and other expenses which the non-breaching or non-defaulting Party may incur in enforcing this Agreement with or without suit. This provision shall not limit any other remedies to which the Parties may otherwise be entitled.

12.0 DISCLOSURES AND ACKNOWLEDGEMENTS.

All prior representations or previous agreements made in the negotiations of this sale have been incorporated herein, and there are no oral agreements or representations between Buyer, Seller or their agents to modify the terms and conditions of this Agreement. Seller and any of Seller's real estate agents, intermediaries or brokers are not authorized to disclose information regarding this conveyance, and terms thereof.

13.0 Not Applicable

14.0 MISCELLANEOUS.

14.1 Binding Agreement. This Agreement shall inure to the benefit of and be binding upon the Parties and, as applicable, their respective heirs, representatives, successors, and permitted assigns/designees.

14.2 Amendment and Waiver. This Agreement may not be modified or amended, nor may any term or provision be waived or discharged except in writing signed by the Party or Parties against whom such amendment, modification, waiver or discharge is sought to be enforced. The waiver by any Party of any breach by another Party of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provision hereof by such Party, nor shall any failure to enforce any provision operate as a waiver of such provision of any other provision.

14.3 Headings. The headings and subheadings contained in this Agreement are for convenience only and shall not control or effect the meaning, construction or interpretation of any provision hereof.

14.4 Governing Law. This Agreement shall be construed and interpreted in accordance with, and be governed by, the laws of the State of South Dakota.

14.5 Notices. Any and all notices and demands by any Party hereto to any other Party, required or desired to be given hereunder shall be in writing and shall be validly given or made only if (a) personally delivered with a receipt obtained from the person receiving the notice, (b) deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, (c) via facsimile, or (d) if made by Federal Express or other similar delivery service keeping records of deliveries and attempted deliveries. Service shall be conclusively deemed made upon receipt if personally delivered, delivered by facsimile, or delivered by mail or delivery service, on the first business day delivery is attempted or upon receipt, whichever is sooner. Any notice or demand to a Party shall be addressed to the addresses contained in Section 1.0 of this Agreement. The Parties and Closing Agent may change their address for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the others, which notice of change of address shall not become effective, however, until the actual receipt thereof by the others.

14.6 Banking Days. Any reference to "**banking days**" herein shall mean any day, other than a Saturday or Sunday, on which commercial banks in the State of South Dakota are open for business.

14.7 Survival. All covenants, agreements, obligations and undertakings made by Seller and Buyer in or pursuant to this Agreement shall survive the closing, whether or not so expressed in the immediate context of any such covenant, agreement, obligation or undertaking.

14.8 Time of the Essence. The Parties agree that time is of the essence in this Agreement.

14.9 Assignment. This agreement shall not be assigned by Seller.

14.10 Counterparts. Facsimile signatures will be treated as original signatures and this Agreement may be signed in separate counterparts, which will be treated as one agreement.

{the remainder of this page is intentionally blank}

15.0 SIGNATURES

THE PARTIES HERETO have caused this agreement to be executed and effective as of the date first above written:

SELLER: **WYOMING DAKOTA RAILROAD PROPERTIES, INC.**
A Delaware corporation

By _____
Its Director Real Estate - U.S.

BUYER: **CITY OF WALL SOUTH DAKOTA**

By Marty Huettner
Its Mayor

By _____
Its

ATTACHMENTS:

Exhibit A: Map of Property
Exhibit B: Form of Deed
Exhibit C: Form of Grazing Lease
Exhibit D: Map of Lease property
Exhibit E: Right of First Refusal

{the remainder of this page is intentionally blank}

EXHIBIT A
PROPERTY MAP

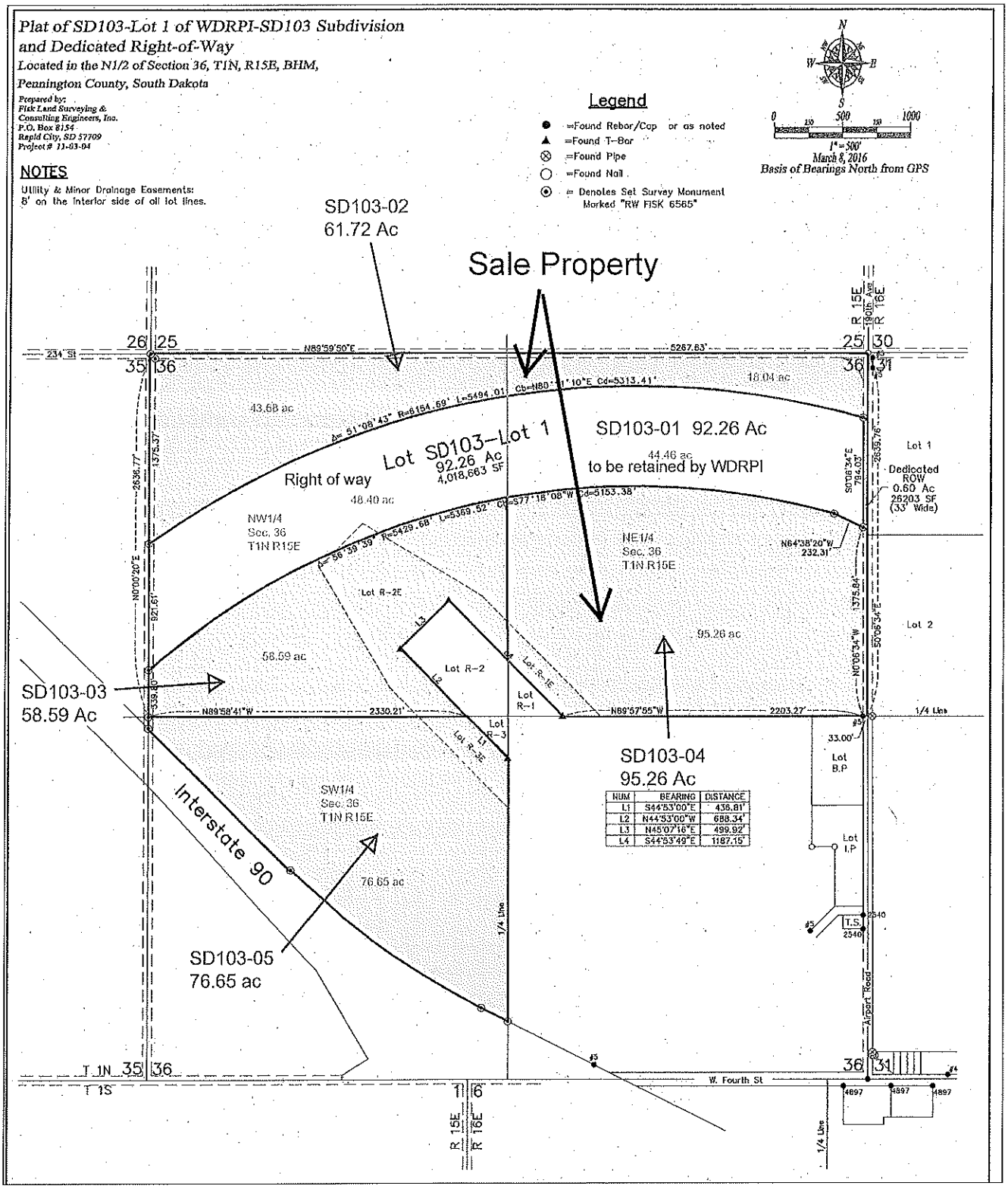


EXHIBIT B
FORM OF DEED

Prepared by:

Canadian Pacific
Real Estate Department
900 Canadian Pacific Plaza
120 South Sixth Street
Minneapolis, MN 55402
(612) 904-7100

WARRANTY DEED

WYOMING DAKOTA RAILROAD PROPERTIES, INC., a Delaware corporation, "**Grantor**," of 120 South Sixth Street, Suite 900, Minneapolis, Minnesota 55402

GRANTS, CONVEYS AND WARRANTS TO

CITY OF WALL of Box 314, 501 Main St., Wall, South Dakota 57790, referred to herein as "**Grantee**"

all interest in the following described real estate in the County of **Pennington**, in the State of South Dakota:

> Section 36: The North Half (N1/2); excepting therefrom Lot R-1 of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat filed in Plat Book 20, Page 263; and excepting therefrom Lot R-2 of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; but including Lot R-1E of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat file din Plat Book 20, Page 263; and including Lot R-2E of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; and that portion of the Southwest Quarter (SW1/4) lying north and east Lot H1, as shown on the plat filed in Highway Plat Book 3, Page 61; excepting therefrom Lot R-3 of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264; but including Lot R-3E of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264.

EXHIBIT B
FORM OF DEED

EXCEPTING AND EXCLUDING THEREFROM

SD103-Lot 1 of WDRPI-SD103 Subdivision as shown and described in the plat recorded in Pennington County on October, 24, 2016 as Document Number A201614824.

Containing approximately 292.22 acres of land, more or less,, together with all improvements situated thereon, but subject to non-delinquent taxes and special assessments, reservations, restrictions, and easements of record, including all previously reserved minerals and mineral rights.

Grantee hereby expressly acknowledges and agrees that it has thoroughly inspected and examined the Property and is acquiring the Property without representations, warranties or covenants, express or implied, of any kind or nature, including environmental conditions.

Grantee acknowledges and accepts that Grantor intends to construct railroad tracks and facilities on Grantor's land adjacent to the Property, "Railroad Lands." Any use of said Railroad Lands by Grantee for access to the Property, or other land, or any other use, shall be deemed to be permissive and shall not give rise to any rights in Grantee that are adverse to Grantor. Further, following construction of any railroad tracks or grading upon the Railroads Lands, or for any other reason, Grantor may terminate any use of the Railroad Lands and block access thereupon and Grantee, for itself, successors and assigns in and to the Property waives any and all right and claim for access upon or across said Railroad Lands.

Grantor does not claim said property as homestead.

Dated: _____, **2017**

WYOMING DAKOTA RAILROAD PROPERTIES, INC.
a Delaware Corporation

EXHIBIT SPECIMEN
– NOT FOR EXECUTION

By _____

Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this _____day of _____, 2017, before me, the undersigned officer, personally appeared

EXHIBIT B
FORM OF DEED

_____ as the Director Real Estate - U.S. of **Wyoming Dakota Railroad Properties, Inc.,** a Delaware corporation, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SPECIMEN

_____
Notary Public

My commission expires: _____

EXHIBIT C
FORM OF LEASE

LEASE NUMBER: 500103-06
PARCELs: SD103-01
TYPE: Livestock Grazing

EFFECTIVE: _____, 2017
PENNINGTON COUNTY, SOUTH DAKOTA
CITY OF WALL, LESSEE

1.0 **THIS LEASE** is made by and between

WYOMING DAKOTA RAILROAD PROPERTIES, INC, a Delaware Corporation,

Address	Contact Info	
c/o Canadian Pacific Real Estate Department 700 Canadian Pacific Plaza 120 South Sixth Street Minneapolis, Minnesota 55402	Name:	Nikol Daniels
	Phone:	(612) 904-6142
	Fax:	(612) 904-6147
	Email:	Nikol_Daniels@cpr.ca

hereinafter called "**WDRPI.**" WDRPI is wholly-owned by Canadian Pacific.

AND

CITY OF WALL whose address for matters concerning this Lease is:

Address	Contact Info	
Box 314 501 Main St. Wall, South Dakota 57790	Name:	
	Phone:	(605) 279-2663
	Fax:	( )
	Mobile:	
	Email:	

hereinafter called "**Lessee.**"

2.0 **PROPERTY; GRANT OF LEASE:**
IN CONSIDERATION of the payments and covenants by Lessee, WDRPI hereby leases to the Lessee the following land and improvements:

2.1 **Leased Land.**

Pennington County , South Dakota

described as follows:

SD103-Lot 1 of WDRPI-SD103 Subdivision located in North Half (N1/2) of Section 36, Township 1 North, Range 15 East, Black Hills Meridian, Pennington County, South Dakota..

Containing 92.26 acres of land, more or less and shown upon the map labeled Exhibit A that is attached hereto and is made a part hereof (the "**Leased Land**") upon the terms and conditions contained herein.

2.2 Included Improvements:

None
, the "**Leased Improvements.**"

2.3 Excluded Land and Improvements:

Notwithstanding anything to the contrary contained herein, the following is explicitly excluded from the Leased Property and Leased Improvements.

a. *Excluded Land:*

b. *Excluded Improvements, Specifically:*

c. *Excluded Improvements, Generally:*
   i. Railroad tracks, ties, switches, communication equipment and signals, and appurtenances thereto;
   ii. Public Roadways;
   iii. Public or private utilities covered by separate licenses or permits or known to belong to another party; and

2.4 Leased Property.

As used herein, "**Leased Property**" shall mean the Leased Land plus the Leased Improvements, but excluding any land or improvements set forth in Section 2.3.

3.0 PERMITTED USES:

The Leased Property shall be continuously and exclusively occupied and used by the Lessee during the term of this Lease as a site for such buildings and improvements and for the conduct upon the premises in an active and substantial way of

avigation clearance for adjacent City airport, livestock grazing and agricultural purposes

, or such other kind of activities as may be approved by WDRPI in writing.

4.0 TERM:

4.1 Effective Date

This Lease shall be effective: _____, 2017, the "**Effective Date.**"

4.2 Initial Term

This Lease shall initially be for the term of **Five (5) Years**, from the Effective Date, the "**Initial Term.**"

4.3 Expiration Date:

This Lease shall have no fixed expiration date but shall continue in effect until terminated by one of the means set forth in Section 6 herein.

4.4 First Option to Extend

After the Initial Term, Lessee shall have the first option to negotiate with Lessor for continuation of the term of the lease. That is, after the Initial Term if Lessor elects to lease the Leased Property for non-railroad uses, Lessee shall have a period of 30 days prior to expiration of the Initial Term for exclusive negotiations with Lessor for the continue of a lease of the Leased Property.

5.0 PAYMENTS:

5.1. Rent

a. Base Rent

The Lessee shall pay WDRPI Ninety-Two and 25/100 Dollars ($92.25) per month, payable in annual installments in advance, as rental for the Leased Property, the "**Base Rent.**"

b. Review and Adjustment of Base Rent

After the Initial Term, the Base Rent shall be subject to review and adjustment by WDRPI at or near any billing date.

5.2. Taxes and other Fees

The Lessee shall pay all taxes, license fees or other charges denoted in the "Lessee" column below:

		To be paid by		
	Item	**Lessee**	**WDPRI**	**Not Applicable**
a.	Real Estate Taxes	X		
b.	Special Assessments		X	
c.	Storm Water Fees	X		
d.	License Fees	X		
e.	Water District Fees	X		
f.	Utilities: Telephone			X
g.	Utilities: Cable TV			X
h.	Utilities: Internet			X
i.	Utilities: Electricity	X		
j.	Utilities: Rubbish Removal	X		
k.	Utilities: Sanitary Sewer			X
l.	Utilities: Water – Residential Use			X
m.	Utilities: Water – Ranch Use	X		
n.	Other:			
o.	Other:			
p.	Other:			
q.	Other:			

The foregoing are collectively referred to herein as "**Taxes and Fees**" and shall include any and all related fines, interest and fees of any type.

5.3 Proration of shared Taxes or Fees.

If any Tax or Fee is in common with WDPRI or other parties, Lessee shall be liable for its proportionate share of any such Utility Service Fee and upon receipt of a bill therefor, promptly pay WDPRI or such other party for its share. It shall be a default in the terms of this Lease if it can be shown that Lessee has not made such payments within 30 days if due to WDPRI, or within 60 days if payable to any other party.

5.4 Method of Payment of Taxes and Fees

WDRPI may, at its election, either

a). make payment of Taxes and Fees and then invoice Lessee for reimbursement;
b) forward any invoice concerns Taxes and Fees to Lessee for payment;
c) arrange for recurring invoices for Taxes and Fees to be sent directly to Lessee for payment; or
d) employ any other such reasonable method that the parties hereafter mutually agree, or of which WDRPI gives Lessee 30 days advance written notice.

In the event that WDRPI makes payment of Taxes and Fees per subpart 5.4.a WDRPI may invoice Lessee for the entire period of Taxes and Fees even if payment could have been made in installments, such as in the case of property taxes which are frequently payable in halves. Lessee shall not be entitled to any discounts for full payment regardless of whether WDRPI in fact receives a discount.

5.5 Applicable Tax Period.

Annual Taxes and Fees shall be treated as being applicable for the calendar year in which they are invoiced, even if in fact the Taxes and Fees are for another year or based upon valuations in previous years. Notwithstanding the preceding, however, should the Lease be terminated for any reason and the premises is not occupied by another party in the year immediately following the year in which the Lease was terminated, then Lessee shall also be liable for Taxes and Fees levied post termination to the extent that WDRPI would not have incurred such Taxes and Fees but for the existence of the Lease or Lessee's business or activities upon the Leased Period.

5.6 Duty to Investigate and Dispute Taxes and Fees

Lessee shall be solely responsible for investigating the amount of any Taxes and Fees that may be proposed by any entity having the authority to assess Taxes and Fees against the Leased Property and that, if enacted by such entity, eventually my become due and payable by the Lessee pursuant to this Lease. WDRPI shall not be obligated to investigate or dispute any such Taxes and Fees nor shall it be liable to Lessee should the period for disputing any Taxes and Fees expire prior to Lessee's actual knowledge of such Taxes and Fees.

5.7. Due Dates; Penalties; Other Charges

a. ***Due Dates***

Any item, submission or payment required to be made shall be deemed timely made if received by the other party on or before the specified due date, or prior to expiration of the applicable period for compliance, submission or payment.

b. Late Fees

In addition to any amounts payable by Lessee to WDRPI, Lessee shall pay WDRPI a late fee for any payment not timely made by Lessee. The late fee shall be at the rate for overdue accounts set by Canadian Pacific's Accounting Department that is in effect at the time that that any such payment is due. Said late fee shall initially be an amount equal to 1% of the invoice amount per month.

c. Fines & Service Fees

In addition to any other amounts payable by Lessee to WDRPI, Lessee shall pay WDRPI for any bank fines or service incurred by it in connection with the handling, non-payment, return or currency conversion incurred by WDRPI in connection with processing of any payment made by Lessee to WDRPI.

d. Administrative, Consultant and Legal fees

Lessee shall liable for any costs or expense incurred by WDRPI, including internal staff and overhead expense) in connection with:

i. WDRPI's review of any plans or studies associated with construction, expansion, restoration of any improvements or use of the Leased Property, or investigation or remediation of environmental conditions or impacts associated with, emanating from, the Leased Property or the activities thereupon;

ii. Attorney, witness or expert fees in connection with any action by WDRPI to enforce the terms of this Lease or to recover any amounts owed by Lessee hereunder, to compel action by Lessee as contained herein.

6.0 TERMINATION/RESTORATION/SURRENDER:

6.1 Termination, defined.

Termination occurs when the Lessee no longer has the right or WDRPI's permission to use or occupy the Leased Property. Termination shall not be construed to release the Lessee from any obligations or liabilities that exist or may arise as the result of the Lessee's use or occupancy of the Leased Property or that impact WDRPI in any other manner.

Termination shall not relieve Lessee from payment of rent, taxes or other fees that are chargeable to Lessee hereunder if:

a. Lessee has not vacated the Leased Property;
b. Any of Lessee's property or any Improvements remain on the Leased Property;
c. Lessee is in any manner deriving benefit from the use of the Leased Property;
d. WDRPI has not approved Lessee's restoration of the Leased Property; or
e. If there remain environmental impacts upon the Leased Property or WDRPI's adjacent property that can be reasonably attributed to Lease activities associated with the Leased Property.

6.2 Termination by Notice

This Lease shall be subject to termination at any time after the Initial Term by either party hereto upon thirty (30) days' written notice to the other. For such notice of termination to be effective by the Lessee, all of its restoration obligations pursuant to Section 6.6. must be completed to the satisfaction of WDRPI.

6.3 Termination for Railroad Construction

From and after the Initial Term, WDPRI may wholly or partially terminate this lease upon ninety (90) days' notice to the extent required for construction of railroad tracks, road bed, bridges, culverts, road bypasses or other activities that WDPRI or Canadian Pacific deem necessary for the construction of railroad tracks and facilities and believes that would be incompatible with this Lease. In this event, Lessee shall be entitled to a refund of rent paid in proportion to the amount of the Leased Land terminated relative to the total amount of the Leased Land. Lessee agrees that it shall not claim or be entitled to any damages or expenses for vacating the affected portions of the Leased Property or that may result or be incurred by Lessee as a result of changes to its activities or business.

6.4 Termination by reason of Breach or Default

***a. Breach**, defined:*

The terms of this Lease will be deemed breached if the Lessee shall at any time fail to perform or comply with any of the terms, covenants or conditions of this Lease.

***b. Default**, defined:*

If Lessee shall default on its obligation to timely pay any payment required pursuant to this Lease, whether payment is due to WDRPI (i.e. rent or taxes), or a third party (license or other fees) relating to Lessee's use or occupancy of the Premises, then the Lease shall be deemed to be in default.

c. Cure Period.

IN THE EVENT THAT LESSEE IS UNABLE TO CURE A BREACH OR DEFAULT WITHIN 10 DAYS AFTER WRITTEN NOTICE THEREOF BY WDRPI TO THE LESSEE, THEN WDRPI MAY DECLARE THIS AGREEMENT TERMINATED IMMEDIATELY.

Lessee shall be obligated to notify WDRPI in writing prior to the end of said 10 day period that it has cured the subject breach or default. Absence of timely receipt by WDRPI of such written notice of cure shall entitle WDRPI to terminate the Lease.

d. Vacation of Premises

If this Lease is terminated by WDRPI for reason of breach or default, then commencing upon the effective date of such termination, the Lessee shall have thirty (30) days to restore the Leased Property (Sec. 6.6) vacate the Premises and surrender possession thereof to WDRPI, the "**Vacation Period.**"

e. Surrender and Eviction – Right of WDRPI to enter and take possession of Premises.
As one of the material considerations for the granting by WDRPI to Lessee of this Lease, without which it would not be granted, following termination of this Lease by WDRPI for reason of breach or default and expiration of the Vacation Period, Lessee agrees that it shall surrender possession of the Premises to WDRPI and

LESSEE HEREBY GRANTS WDRPI THE RIGHT TO RE-ENTER AND TAKE CONTROL AND POSSESSION OF THE PREMISES AT THE END OF THE VACATION PERIOD FOLLOWING TERMINATION BY REASON OF BREACH OR DEFAULT.

f. WDRPI Lien
When any rent, taxes, assessments, license fees or other charges payable hereunder are past due, WDRPI shall have and is hereby granted a lien therefore upon the buildings and improvements of the Lessee located upon the Leased Property, including appliances, and upon thirty (30) days' written notice to the Lessee may take possession of and sell the same and apply the proceeds against such past due indebtedness.

6.5 Holdover
The Lessee agrees that after termination of the Lease by either party, for breach of any provision of said Lease by the Lessee or for any other reason, Lessee shall continue to pay rent and all other all other costs, expenses or fees chargeable to Lessee pursuant to the terms hereof for any period of time after said termination during which Lessee remains in possession of the Leased Property or during which any buildings or personal property of Lessee remain on said Leased Property unless WDRPI has notified Lessee that WDRPI has exercised its option pursuant to Section 6.4.f above to retain such buildings and/or personal property as WDRPI's sole property.

6.6 Restoration.

a. Removal of Improvements.
Prior termination or expiration, or subsequent to termination for breach or default, Lessee shall restore the Leased Property to a condition satisfactory to WDRPI. Restoration shall include removal of all Lessee-owned improvements then located upon the Leased Property, including, but not limited to buildings, footings, foundations, poles, wires, pipes, conduits, wells, and hard surfaces such as concrete or asphalt.

b. Work Plan Approval.
Lessee shall submit to WDRPI a work plan detailing its proposed restoration work and shall not commence with restoration until WDRPI has approved said plan. Approval of Lessee's work plan shall not be deemed to be a waiver by WDRPI of Lessee's obligation and covenant to remove all Improvements from the Leased Property.

c. Soil and Water samples.
If deemed prudent by WDRPI, Lessee shall take soil and/or water samples at various intervals and locations during the restoration process. In the event that significant environmental impacts are detected, Lessee may be required to perform additional tests and/or installations, such as monitoring or testing wells.

d. Disposal of Materials.
All building debris, concrete asphalt or other materials removed from the Leased Property shall be disposed off of WDRPI's land at a facility approved for disposal of type of material involved.

Wells and tanks, or other regulated improvements, must be removed according to applicable regulations and, commonly, by licensed experts.

e. Documentation.
The progress of restoration shall be documented by Lessee by photography and receipts. If required by WDRPI, Lessee shall also document its restoration work through mapping and through third party verification, opinion or investigation. Such third part verification may include the use of engineers, environmental contractors, or third party agents.

f. Restoration & Documentation Costs.
Lessee shall pay all costs associated with the restoration, remediation, documentation or verification of removal of its improvements or impacts to the Leased Property or other WDRPI land. Lessee shall also pay to WDRPI its reasonable costs and expenses incurred with inspecting or verifying Lessee's restoration of the Leased Property.

g. Affidavit.
At WDRPI's request, upon acceptance by WDRPI of Lessee's restoration of the Leased Property, Lessee shall sign and deliver at no cost to WDRPI an Affidavit acknowledging its restoration and warranting the completeness of its work.

7.0 CONDUCT, PROHIBITED USES, IMPROVEMENTS, RIGHTS OF WDRPI:

7.1 Prohibited Uses and Activities; Subleasing.

The Lessee shall not use, occupy or permit the Leased Property to be used for any purpose, activity or improvement except as provided in this Lease or as may be approved of in writing by WDRPI. Specifically, Lessee:

a. *Advertising*
shall not permit any advertisements or signs upon the Leased Property other than advertisements or signs relating strictly to the business that is being conducted thereon;

b. Use of Hazardous Substances
shall not without prior written disclosure to and approval by WDRPI, Use or authorize the Use of any Hazardous Substance on the Leased Property, including installation of any above or underground storage tanks; subject thereto, the Lessee shall arrange at its own cost for the lawful transportation and off-site disposal of any and all Hazardous Substances that it shall Use or generate;

c. Use of Premises for waste treatment or as storage or disposal facility
shall not cause or allow the Leased Property or any of WDRPI's adjacent property to become a hazardous waste treatment, storage or disposal facility within the meaning of, or to otherwise bring any such property within the ambit of the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. or any similar state statute or local ordinance; or

d. Limited Subleasing.
may with the approval of WDPRI sublease the Leased Property for grazing and agricultural purposes provided that the Lessee shall be primarily responsible to WDRPI for rent and compliance of the provisions of this agreement, and that Lessee shall not, without the advance written approval of WDRPI, charge any sublessee rental at rate exceeding 110% of the rent rate forth in Section 5, or as may be modified pursuant to the terms hereof. WDRPI reserves the right upon 30 days' advance notice to Lessee to require Lessee to terminate any sublease if deemed prudent by WDPRI to protect the Leased Property, the safety of railroad operations, or of the public.

7.2 ***Addition, Substantial Alteration or Removal of Improvements:***

a. Any and all Leased Improvements, including all necessary machinery and appliances, shall be maintained at the Lessee's sole expense, upon the Leased Property in a manner satisfactory to WDRPI.

b. The Lessee shall not dispose of or remove any buildings or improvements located upon the Leased Property without first:
i. obtaining the written consent of WDRPI; and
ii. paying all rent, taxes, assessments, license fees or other charges which may be due hereunder.

7.3 **Reservations and Rights of WDRPI:**

a. Reservation of prior and future uses not inconsistent with Lessee's activities.
The rights herein granted to Lessee are subject to the rights granted in all other licenses, permits and easements for tracks, roads, walkways, poles, wires, pipelines, sewers, billboards and other improvements that exist or may be placed upon, across, above or underneath the Leased Property by WDRPI, or its employees, agents, licensees, grantees, representatives or invitees. Further, WDRPI reserves unto itself the right to place (or to give others the right to place) additional tracks, roads, walkways, poles, wires, pipelines, sewers and billboards upon, across, above or underneath the Leased Property in any manner that does not unreasonably interfere with the use of the Leased Property by Lessee as permitted by this agreement.

b. Right of Entry
Upon reasonable notice to the Lessee, WDRPI and WDRPI's beneficiaries, agents and employees shall have the right to enter the Leased Property at any time if necessary for the safe or efficient use or maintenance of adjacent railroad tracks or facilities, and to conduct any inspections and tests deemed advisable by WDRPI in order to determine Lessee's compliance with the terms of this agreement and any laws or regulations, including Environmental Laws, and for the installation of any additional installation as reserved by WDRPI pursuant to the preceding section.

8.0 <u>COVENANTS, CONDUCT & RESPONSIBILITIES</u>:

8.1 <u>Definitions</u>

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultants' fees, response costs, remedial action costs, cleanup costs and expenses which may be related to any Claims);

"**Environmental Law**" or "**Environmental Laws**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq., the Clean Water Act, 33 U.S.C. '§1321 et seq., the Clean Air Act, 42 U.S.C. § 7401 et seq., the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law, ordinance, order or decree dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted;

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law;

"**Release**" or "**Released**" means any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, disposing or spreading of any Hazardous Substance into the environment, as "environment" is defined in CERCLA;

"**Response**" or "**Respond**" means action taken in compliance with Environmental Laws to correct, remove, remediate, cleanup, prevent, mitigate, monitor, evaluate, investigate, assess or abate the Release of a Hazardous Substance;

"**Use**" means to manage, generate, manufacture, process, treat, store, use, re-use, refine, recycle, reclaim, blend or burn for energy recovery, incinerate, accumulate speculatively, transport, transfer, dispose of, or abandon.

8.2 **Covenants, Acknowledgments & Due Diligence:**

a. Applicable Laws and Requirements

The Lessee shall be familiar with the requirements of, comply with, and secure at the Lessee's own expense any permits or licenses required by, all applicable laws, regulations, ordinances, and standards, including without limitation all Environmental Laws and the orders of any duly constituted public authority now or hereafter in effect which in any way govern or regulate the Lessee's occupancy or use of the Leased Property, and shall at the Lessee's sole expense, make all improvements, alterations, repairs or additions, and install all appliances required by any such laws, regulations, ordinances or standards.

8.3 Conduct

a. *Premises clean, safe and free from nuisances*

The Lessee shall not permit the existence of any nuisance upon the Leased Property and shall at all times keep the Leased Property in a proper, clean, safe and sanitary condition, and free from brush, vegetation and accumulations of waste materials, debris or refuse,

b. Use & Maintenance; Fences

Lessee covenants and agrees to occupy and use the Leased Property in a careful and husband-like manner, and to maintain and keep up the existing fences so as to protect such fences and all crops from injury and waste. Lessee further covenants and agrees to commit no waste or damage on the Leased Property, including, without limitation, any damage to any roadways, trees, buildings and structures, improvements or utilities thereon, and to suffer none to be done.

c. *Noxious Weeds*

Lessee covenants and agrees, at its cost and expense, to cut and control all noxious weeds growing on or along any fence line, path, road or boundary of the Leased Property or anywhere within the Leased Property.

c. Release of Hazardous Substances:

The Lessee shall not cause or allow the Release or threat of Release of any Hazardous Substance on, to, or from the Leased Property and agrees not to spread, dispose of or otherwise introduce any manure or animal waste of any kind which originated at a different location or has been collected onto the Leased Property.

d. Response Actions

The Lessee shall promptly take all necessary action in Response to any Release or Use of a Hazardous Substance at the Leased Property caused by, or attributable to, any act or omission of the Lessee (or the Lessee's employees, agents, representatives or invitees) that could:

(i) give rise to any Claim under any Environmental Law,
(ii) cause a public health or workplace hazard, or
(iii) create a nuisance.

8.4 Required Notices/Disclosures

a. ***Transportation and Disposal Contracts***

The Lessee shall, upon written request by WDRPI, provide WDRPI with copies of transportation and disposal contracts and manifests for Hazardous Waste, any permits issued under any Environmental Laws, and any other documents demonstrating that the Lessee has complied with all Environmental Laws relating to the Leased Property

b. Releases or Suspected Releases

The Lessee shall promptly notify WDRPI of any actual or suspected Release of any Hazardous Substance on, to, or from the Leased Property, regardless of the cause of the Release.

c. Notices, summons citations, etc.

The Lessee shall promptly provide WDRPI with copies of all summons, citations, directives, information inquiries or requests, notices of potential responsibility, notices of violation or deficiency, orders or decrees, claims, causes of action, complaints, investigations, judgments, letters, notices of environmental liens or Response actions in progress, and other communications, written or oral, actual or threatened, from the United States Environmental Protection Agency, the United States Occupational Safety and Health Administration, or other federal, state or local agency or authority, or any other entity or individual, concerning:

(i) any Release of a Hazardous Substance on, to or from the Leased Property,
(ii) the imposition of any lien on the Leased Property, or
(iii) any alleged violation of or responsibility under any Environmental Law relating to the Leased Property.

8.5 WDRPI's right to Participate in Response Actions

Following receipt of any notice, order, claim, investigation, information request, letter, summons, citation, directive, or other communication identified in 8.4.c connection with any action taken pursuant to 8.3.d, Lessee shall notify WDRPI of and permit WDRPI to participate in any and all investigations, telephone conferences, settlement discussions, remediation plans and all other interactions, direct or indirect, with governmental or regulatory officials, and Lessee shall take all action necessary to ensure that any indemnification, release, waiver, covenant not to sue, or hold harmless agreement benefiting Lessee and arising out of such activities, whether from a governmental or regulatory entity or from a private entity, also benefits WDRPI to at least the same extent as Lessee.

9.0 LIABILITY:

9.1 Lessee shall indemnify and save WDRPI harmless against any and all claims, demands, damages, costs and expenses, including reasonable attorneys' fees arising from the Lessee's conduct on or management of the Property or from any default of Lessee in the performance of any covenant or agreement of Lessee to be performed pursuant to this Lease, or from any act or negligence of Lessee, its invitees, guests, customers, agents, contractors, servants, employees or licensees, in or about the Property. Lessee's obligations under this paragraph will survive the expiration or early termination of this Lease. WDRPI shall not be liable and Lessee waives all claims for damage to person or property sustained by Lessee or Lessee's invitees, guests, customers, agents, contractors, servants, employees or licensees resulting from or by reason of the Property becoming out of repair, or resulting from any accident in or about the Property, or resulting directly or indirectly from any act or neglect of Lessee, and Lessee agrees to indemnify and hold WDRPI harmless from such claims or damage. All property of Lessee or any occupant of the Property shall be there at the risk of Lessee or such person only, and WDRPI shall not be liable for damage thereto or theft or misappropriation thereof.

9.2 As one of the material considerations of this Lease, without which it would not be granted, the Lessee hereby releases and, to the maximum extent permitted by law, agrees to indemnify, hold harmless and defend WDRPI and its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries,

predecessors, successors and assigns, or anyone acting on its behalf or their behalf, from and against any and all Claims arising under any Environmental Law, of every kind, past, present and future, existing and contingent, known and unknown, arising from any injury to persons, firms or corporations whomsoever (including the parties hereto and their employees, agents and invitees), including injuries resulting in death, and damage to property whatsoever (including property of the parties hereto), wherever such persons or property are located, caused by or attributable to, in whole or in part, any act or omission of the Lessee (or the Lessee's employees, agents, contractors, representatives, or invitees), including without limitation the Use or Release of Hazardous Substances by the Lessee and the breach by the Lessee of any of its warranties, representations or covenants. The Lessee's obligations hereunder shall survive the termination or expiration of this Lease.

9.3 Lessee acknowledges and agrees that a Release of any Hazardous Substance may impair the value of the Leased Property and restrict future use of the Leased Property notwithstanding the completion of any cleanup or remediation to the satisfaction of governmental or regulatory officials. Lessee agrees to compensate WDRPI fully for any such diminution in value or restriction in use of the Leased Property regardless of whether a cleanup or remediation action was performed to the satisfaction of governmental or regulatory officials. No provision of this section 9.3 shall be construed to limit or impair the indemnification provisions of section 9.1, above.

9.4 Lessee covenants and agrees that Lessee bears all risk of loss to any crop, livestock, improvements or other Lessee-owned property on the Leased Property (whether due to adverse weather conditions or any other cause).

9.5 The Lessee covenants and agrees that it will pay and discharge and indemnify WDRPI for and against any and all Claims arising from any breach by the Lessee of any of the terms, conditions or provisions contained in this Lease. The Lessee's obligations hereunder shall survive the termination or expiration of this Lease.

9.6 The Lessee shall, during the term of this Lease, fully protect the Leased Property from all mechanics' and materialmen's liens accruing by reason of the use or occupancy of the Leased Property by Lessee.

11.0 ENTIRE AGREEMENT:

11.1 Governing Law:
This agreement shall be construed and interpreted in accordance with the laws of the state of South Dakota.

11.2 Revision by STB or Government Authorities
This Lease and all provisions thereof shall be subject to revision at any time if made necessary by any order or finding of the Surface Transportation Board, state authorities, or other authorities having jurisdiction.

11.3 Notices
Any notice of termination or other notice given by WDRPI hereunder, shall be good if served upon the Lessee, or if deposited in a United States post office, certified mail, addressed to the Lessee at the last known address of the Lessee.

11.4 No Warranty;
WDRPI does not warrant title to the Leased Property, and makes no representations or warranties, express or implied, as to the habitability of the Leased Property or the fitness of the Leased Property for Lessee's purpose or any other particular purpose.

11.5 No Property Interests conferred.

The rights granted by this agreement is a mere Lease to use the Leased Property for the specific purposes specified herein and does not create in Lessee any estate or interest in the Leased Property other than conferred by this agreement for the term hereof. If requested by WDRPI during the term hereof or subsequent to termination or expiration, Lessee shall at no cost to WDRPI execute and deliver to WDRPI an estoppel certificate or other document reasonably required by WDRPI to evidence Lessee's lack of estate or interest.

11.6 Indemnifications Provisions.
The indemnification provisions of this agreement shall survive its expiration or termination.

11.7 Assignment
This Lease shall not be assigned or in any manner transferred by the Lessee, voluntarily or involuntarily, by operation of law or otherwise, or the Leased Property or buildings thereon sublet, used or occupied for the conduct of any business by any third person or corporation, or for any purpose other than herein authorized, without the advance written consent of WDRPI. Any attempted or purported assignment, transfer, or sublease by the Lessee without such consent shall be void. Subject thereto, this Lease shall inure to the benefit of, and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties.

11.8 Singular and Plural.
As used in this agreement, the singular form of a word includes the plural form of that word, and vice versa, and this agreement shall be deemed to include such changes to the accompanying verbiage as may be necessary to conform to the change from singular to plural, or vice versa.

11.9 No Partnership Intended. It is understood and agreed that this Lease shall not be deemed to be nor intended to give rise to a principal and agent, joint venture or partnership relation between the parties hereto. Except as otherwise provided herein, neither party shall be responsible for debts or liabilities incurred, or for damage caused by the other party. Lessee shall have no authority or right to bind or obligate WDPRI to any agreement or third-party or to otherwise act on WDPRI's behalf.

11.10 Capitalized Words or Phrases.
Unless expressly provided to the contrary, capitalized words or phrases shall have the specific meaning ascribed to them in this Lease throughout this Lease regardless of whether the word or phrase is defined prior or subsequent to the occurrence or use of the capitalized word or phrase

11.11 Headings
The headings used in this agreement are provided solely as a convenient means of reference. They are not intended to, and do not, limit or expand the purpose or effect of the sections to which they are appended. The headings shall not be used to construe or interpret this agreement.

11.12 Severability of Provisions
Each provision, section, sentence, clause, phrase, and word of this Lease shall apply to the extent permitted by applicable law and is intended to be severable. If any provision, section, sentence, clause, phrase or word of this Lease is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Lease.

11.13 Merger
This agreement completely outlines all of the rights, responsibilities, and obligations of the parties hereto and said Lease agreement may not be amended or altered except by an instrument in writing signed by both parties. Furthermore, this Lease agreement merges all prior oral representations and negotiations of the parties hereto.

11.14 Recordation in Public Records.
This agreement shall not be recorded in any public land title record office.

11.15 Confidentiality
Lessee agrees that the contents of this Lease shall remain confidential and that it shall not, without the written consent of WDRPI, disclose the terms of this Lease to another party except as required by law or order of a court of competent jurisdiction and then only to the minimal extent required to comply with applicable requirements.

12.0 SIGNATURES:

THE PARTIES HERETO have caused this agreement to be duly executed.

CITY OF WALL, SOUTH DAKOTA	**WYOMING DAKOTA RAILROAD PROPERTIES, INC.**
By _____	By _____
Its _____	Its _____
Date _____	Date _____
By _____	
Its _____	
Date _____	

EXHIBIT D
MAP OF LEASE LAND

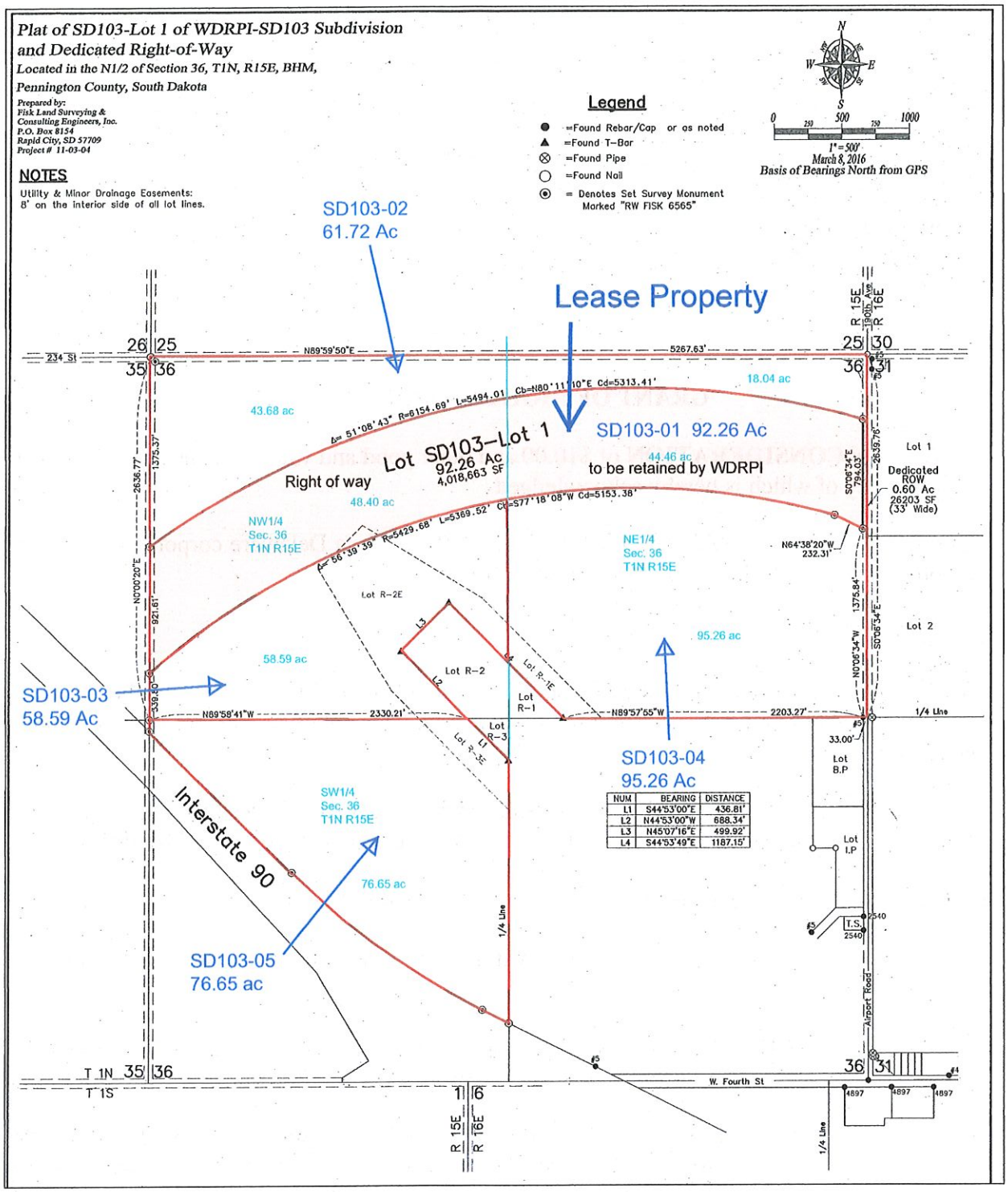


EXHIBIT E
GRANT OF RIGHT OF FIRST REFUSAL

Prepared by:

Canadian Pacific
Real Estate Department
900 Canadian Pacific Plaza
120 South Sixth Street
Minneapolis, MN 55402
(612) 904-7100

GRANT OF RIGHT OF FIRST REFUSAL

FOR AND IN CONSIDERATION of $10.00 and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged

WYOMING DAKOTA RAILROAD PROPERTIES, INC., a Delaware corporation, "**WDRPI**," of 120 South Sixth Street, Suite 900, Minneapolis, Minnesota 55402

GRANTS UNTO

CITY OF WALL of Box 314, 501 Main St., Wall, South Dakota 57790, referred to herein as "**Grantee**" a right of first refusal or first option to purchase the following tract of land in Pennington County, South Dakota:

> **SD103-Lot 1 of WDRPI-SD103 Subdivision** as shown and described in the plat recorded in Pennington County on October, 24, 2016 as Document Number A201614824.

, the "**Subject Property**," subject to the following terms and limitations:

1. TERM: This grant shall be valid for a term of Twenty-One (21) years from the date hereof;

2. APPURTENANCE: This grant shall be appurtenant to that part of the following land lying southerly of the Subject Property:

   Section 36: The North Half (N1/2); excepting therefrom Lot R-1 of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat filed in Plat Book 20, Page 263; and excepting therefrom Lot R-2 of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; but including Lot R-1E of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat file din Plat Book 20, Page 263; and including Lot R-2E of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; and that portion of the Southwest Quarter

(SW1/4) lying north and east Lot H1, as shown on the plat filed in Highway Plat Book 3, Page 61; excepting therefrom Lot R-3 of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264; but including Lot R-3E of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264 that lies southerly of the Subject Property,

the "**Appurtenant Property**." This grant shall run with the Appurtenant Property and inure to the benefit of successors and assigns of Grantee thereto.

3. RIGHT OF FIRST REFUSAL:

A. This Grant shall be valid only in the event that WDPRI seeks to sell the Subject Property individually.

B. This Grant shall not be valid if WDPRI elects to sell the Subject Property in conjunction with the sale of other South Dakota properties or assets of WDPRI, or its successors or assigns.

C. This Grant shall not be valid in connection with the sale, merger or transfer of all, or substantially all of WDPRI's assets, and shall be binding such successors or assigns of WDPRI.

D. In the event that WDPRI seeks to sell the Subject Property in a stand-alone bona fide transaction to a third party, WDPRI shall notify Grantee in writing or electronically, the "**Sale Notice**."

The Sale Notice shall set forth pertinent terms of the proposed sale to such third party, including, but not limited to Time, Price, Indemnitees and any item that would impact the price or cost of the proposed transaction. WDPRI shall not be required to disclose the identity of the third party. The Sale Notice shall be deemed valid if received by Grantee by any means, or if sent via U.S. Mail, return receipted requested, addressed to the Taxpayer of Record for the Appurtenant Property according to Pennington County tax records at the time of the Sale Notice.

E. This Grant shall be void should title in Tract A and Tract B of the Appurtenant Property be vested in different parties according to Pennington county tax records at the time of the Sale Notice.

F. Grantee shall have a period Fifteen (15) days after the date of the Sale Notice during which to agree in writing to purchase the Subject Property at the same price and on the same terms as set forth in the Sale Notice. WDPRI shall have Fifteen (15) days following receipt of Grantee's timely acceptance to provide to Grantee a purchase agreement for the sale of the Subject Property. Failing that, WDPRI shall not be obligated to sell the Subject Property

to Grantee, but WDPRI shall not sell the property to the third party as detailed in the Sale Notice and Grantee's rights pursuant to this Grant shall remain in effect.

G. If within Fifteen (15) days of date of the Sale Notice Grantee does not agree to purchase the Subject Property at the price and on the terms set forth in the in the Sale Notice, then this Grant shall thereafter be null and void.

4. WHOLE AGREEMENT

A. This Grant shall be subject and interpreted according to laws of the State of South Dakota.

B. Any claim by Grantee concerning this Grant shall be enforceable only if made within Sixty (60) Days of Grantee's having knowledge of an alleged breach or other cause of action by WDPRI, and in no event shall any claim be brought or be deemed enforceable if made later than One (1) following recording of any conveyance of ownership in the Subject Property by WDPRI to any other party, excluding transfers encompassed by Section 3.C.

C. Each provision, section, sentence, clause, phrase, and word of this lease shall apply to the extent permitted by applicable law and is intended to be severable. If any provision, section, sentence, clause, phrase or word of this lease is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the lease.

D. This agreement completely outlines all of the rights, responsibilities, and obligations of the parties hereto and said lease agreement may not be amended or altered except by an instrument in writing signed by both parties. Furthermore, this lease agreement merges all prior oral representations and negotiations of the parties hereto.

Dated: _____, **2017**

GRANT:

WYOMING DAKOTA RAILROAD PROPERTIES, INC.
a Delaware Corporation

EXHIBIT SPECIMEN
– NOT FOR EXECUTION

By _____

Its _____

EXHIBIT E
GRANT OF RIGHT OF FIRST REFUSAL

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this _____day of _____, 2017, before me, the undersigned officer, personally appeared

_____ as the Director Real Estate - U.S.
of **Wyoming Dakota Railroad Properties, Inc.,** a Delaware corporation, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SPECIMEN

_____
Notary Public

My commission expires: _____

ACCEPTANCE:

CITY OF WALL SOUTH DAKOTA

By _____ By _____

Its _____ Its _____

STATE OF SOUTH DAKOTA)
) ss
COUNTY OF _____)

On this _____ day of _____, 2017, before me personally appeared _____ and _____, known to me to be the _____ and _____ of the **City of Wall** and the same persons described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same.

My Commission Expires: _____

_____
Notary Public
_____

EXHIBIT E
GRANT OF RIGHT OF FIRST REFUSAL

_____

Address

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

1.2 – Land Selling Price

State the land selling price(s)

Attached:

1.3 Letter stating land selling price

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

April 1, 2022

Re: Wall Economic Development Corporation/City of Wall
Certified Ready Site application – Land price

To whom it may concern:

Wall Economic Development Corporation/City of Wall has approximately 85 acres that are available for development at its Wall Industrial Park. The priced that has been placed on the property is 43,560 per acre ($1.00 per sq.ft.).

The Wall Economic Development Board of Directors has reserved the right to consider other offers from potential buyers.

Please contact me with questions at 605-279-2658

Respectfully,

Mary Williams

Mary Williams
President,
Wall Economic Development Corporation

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

1.4 -Property Easements & Rights-Of-Way

Provide documentation of all property easements and rights-of-way.

Attached:

- Summary of the easements
- Property plat showing applicable easements and right-of-way

Wall Industrial Park Addition – Easement Summary

The Plat establishing Lots 1 through 5 of the *Wall Industrial Park Addition* was filed with the Pennington County Register of Deeds on July 15, 2021, and recorded as Document No. A202113297. The various easements simultaneously created by the plat are as follows:

1. Easements for minor drainage and utilities were reserved eight feet in width around the external perimeter of every lot in the Addition.

2. Easements restricting vehicular access from the Addition to Airport Road are detailed on the plat. All five Lots are bounded by the Airport Road right-of-way on the Eastern side. Vehicular access to said Airport Road is restricted to only three specific locations. This access restriction affects each Lot as follows:

Lot 1	An existing vehicular approach providing access for Airport operations is located within the allowable access area along the South 35 feet of the East property line.
Lot 2 and Lot 3	An area is reserved on the plat document at the East end of the common property line between Lot 2 and Lot 3 for construction of a shared vehicular approach. Access at other locations along Airport Road is restricted.
Lot 4 and Lot 5	No direct access to Airport Road from Lot 4 or Lot 5 is permitted. Instead, it is intended that each of these two lots first drive onto Industrial Drive (a 66-foot wide public right-of-way established by the plat), then use Industrial Drive to access Airport Road.

Any changes to the above-stated easement conditions must be presented to the Wall City Council for consideration and approval.

A202113297 1 of 2

76

SHEET 1 OF 2 SHEETS

SURVEY PLAT OF

LOTS 1 THROUGH 5 INCLUSIVE OF
WALL INDUSTRIAL PARK ADDITION
LOCATED IN THE SE1/4 NE1/4 OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 15 EAST OF THE BLACK HILLS MERIDIAN,
WALL, PENNINGTON COUNTY, SOUTH DAKOTA.

JULY, 2021

SCALE IN FEET
0 50 100 150 200

D.C.Scott
SURVEYORS INC
3153 ANDERSON ROAD
RAPID CITY, SD 57703
(605) 393-2400

LEGEND
- SET IRON ROD WITH CAP DEAN SCOTT L.S. 4897
- FOUND IRON ROD SET BY D.C. SCOTT L.S. 2540
- FOUND IRON PIPE
- (R) DIMENSION OF RECORD
- (M) MEASURED THIS SURVEY
- VEHICULAR ACCESS RESTRICTED (TYPICAL)

25 | 30
234th STREET
36 | 31
190th AVE.

LOT 3
LOT 2
ACCESS RESTRICTED
ROAD
AIRPORT
R15E
R16E
RANGE LINE
S89°59'00"E 382.34'
SHARED VEHICULAR APPROACH AREAS
BENEFITTING BOTH LOT 2 AND LOT 3

DETAIL A
NOT TO SCALE

LOT 1
SHARED VEHICULAR APPROACH AREA
BENEFITTING LOT 1, LOT B.P., AND UNPLATTED LAND IN SE1/4
N67°38'00"E 91.85'
N89°58'05"W 120'
5'W.C.

DETAIL B
NOT TO SCALE

UNPLATTED
LOT B.P.

WDRPI-SD103 SUBD.
LOT 1
794.01'

R=5429.68'
Δ=03°36'01"
L=341.19'
S64°37'23"E 232.37'

NE 1/4
UNPLATTED
N00°05'45"W 443.22'

LOT 5
5.000 Ac

N79°11'35"W 212.09'
N79°11'35"W 231.68'
N89°59'00"W 313.36'
305.50'
DEDICATED R O W 1.157 Ac
INDUSTRIAL DRIVE
66'
S10°48'25"E
N00°05'45"W 2639.19'
450.00'
S79°11'35"E (M)
319.72'
S89°59'00"E

NOTE
MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY RESERVED EIGHT FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES

LOT 4
2.177 Ac
283.93'
S89°59'00"E 352.42'
LOT 3
2.177 Ac
259.74'
S89°59'00"E 382.34'
SHARED ACCESS SEE DETAIL "A"
LOT 2
2.177 Ac
240.84'
S89°59'00"E 410.08'
DEDICATED AIRPORT ROAD R O W 1.036 Ac
LOT 1
2.177 Ac
225.49'
436.05'
N89°58'05"W
SHARED ACCESS SEE DETAIL "B"
33'W.C.
5'W.C.
N00°05'45"W 1375.13'
N00°05'22"W 2638.30'

LOT R-4
WALL AIRPORT SUBD.
N15°05'11"E (M) N15°09'46"E (M) 1126.37'
S06°33'04"W (M) 1010.00'
S06°33'29"W (M)

1/4 LINE
N89°58'05"W
N89°58'40"W (M)

WALL MUNICIPAL AIRPORT

UNPLATTED
LOT B.P.
SE 1/4

36 | 31
T1N BLACK HILLS BASE LINE
T1S

REGISTERED LAND SURVEYOR
REG. NO. 4897
DEAN G. SCOTT
SOUTH DAKOTA

SURVEYOR'S STATEMENT

I, Dean G Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown hereon.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd day of July, 2021

Registered Land Surveyor No 4897

6

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

1.4. – Covenants

Provide documentation of property covenants.

There are no covenants in Wall Industrial Park.

SECTION TWO

PROPERTY INFORMATION

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

2.1. – Maps and Photo

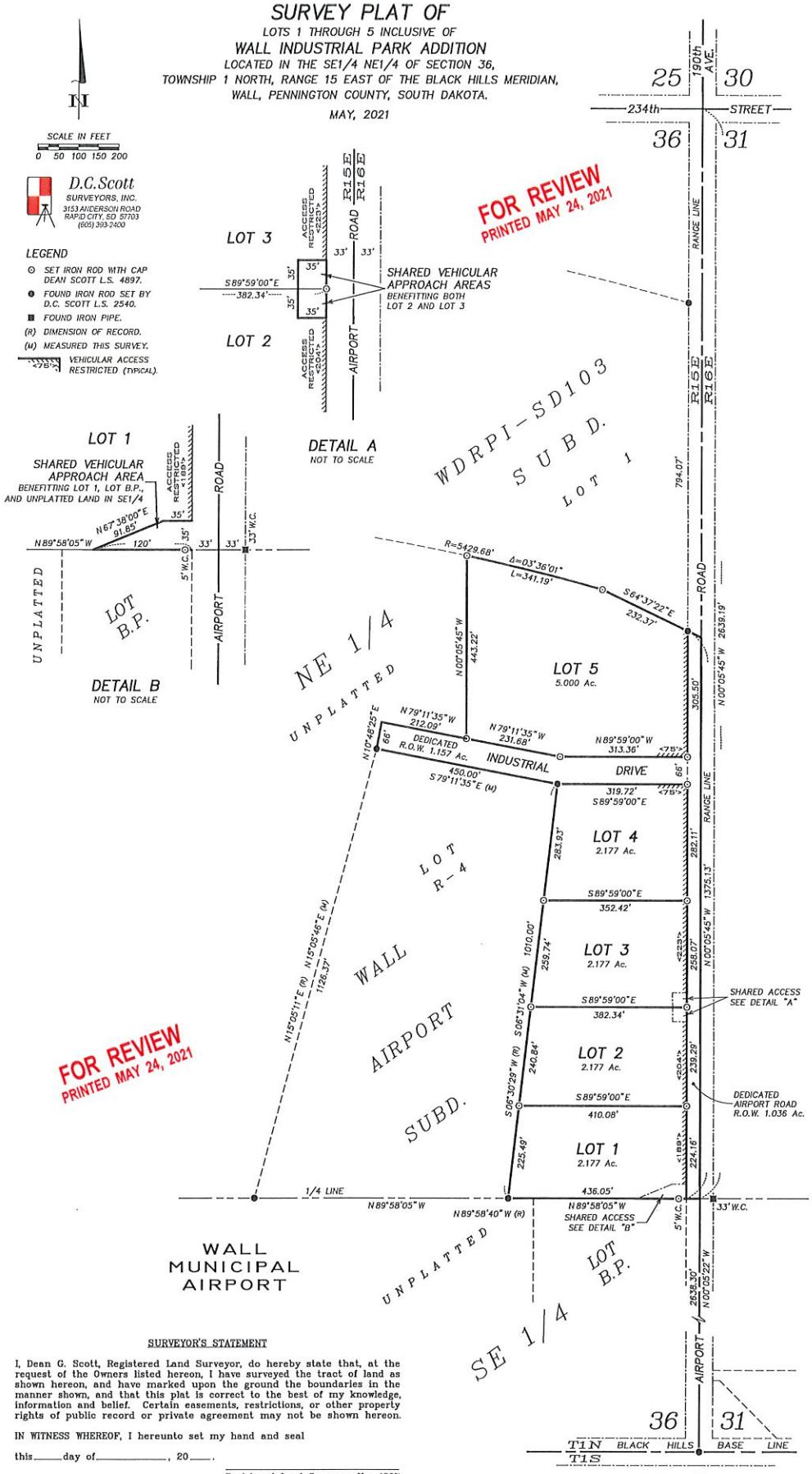
The following maps and photos are attached:

Attached:

2.1.1 – Plat Map
2.1.2 – Topographic map
2.1.3 – Site Map
2.1.4 – Aerial Photo

SURVEY PLAT OF

LOTS 1 THROUGH 5 INCLUSIVE OF
WALL INDUSTRIAL PARK ADDITION
LOCATED IN THE SE1/4 NE1/4 OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 15 EAST OF THE BLACK HILLS MERIDIAN,
WALL, PENNINGTON COUNTY, SOUTH DAKOTA.
MAY, 2021



FOR REVIEW
PRINTED MAY 24, 2021

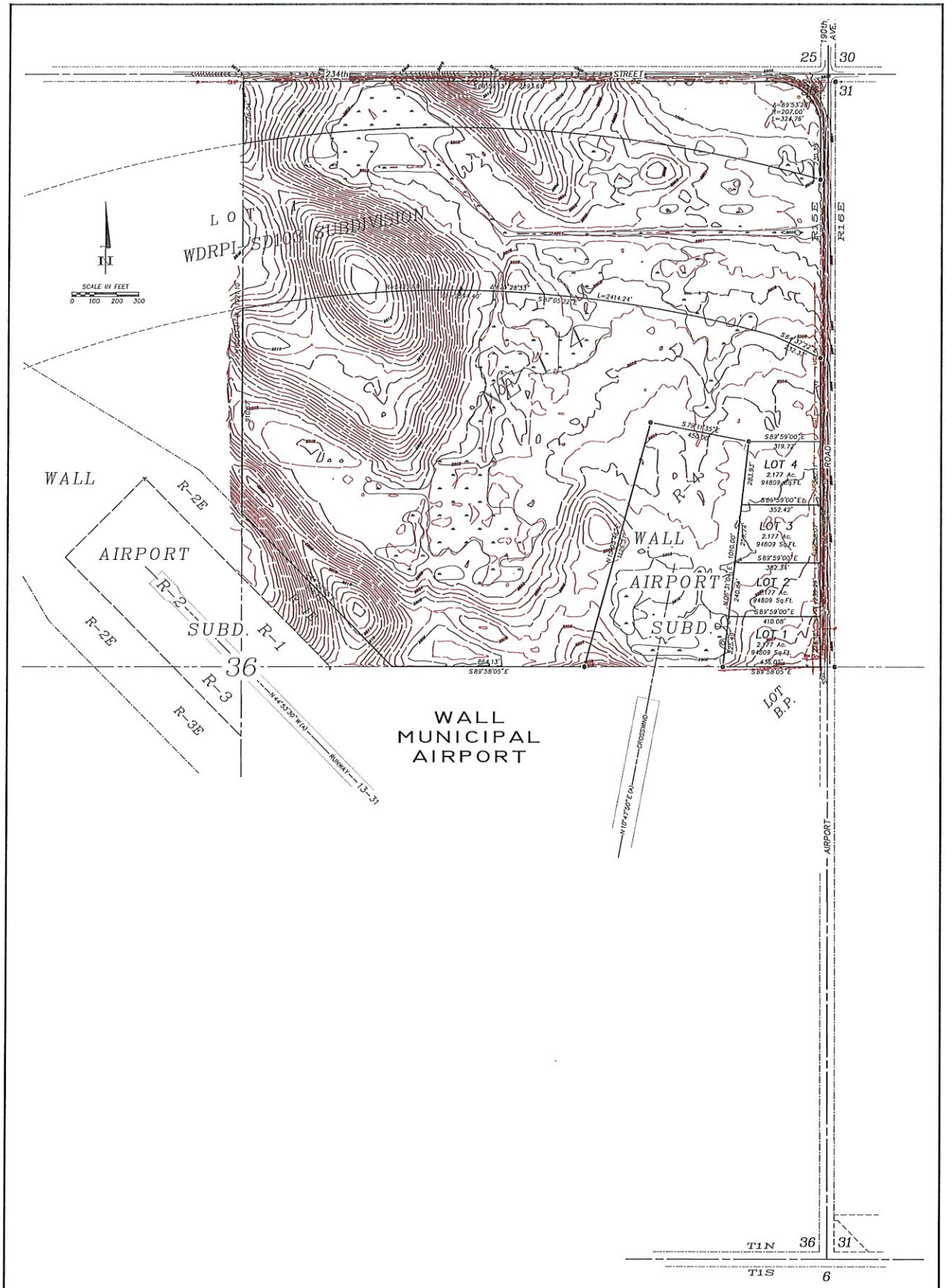
SURVEYOR'S STATEMENT

I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown hereon.

IN WITNESS WHEREOF, I hereunto set my hand and seal

this____day of_____, 20____.

_____
Registered Land Surveyor No. 4897



Sheet: 1 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY	Sheet Title	WALL INDUSTRIAL PARK	Wall Economic Development Corporation				Job No. 20-167	PRELIMINARY PRINTED 02-16-21	D.C.Scott SURVEYORS, INC 3153 ANDERSON ROAD RAPID CITY, SD 57703 (605) 393-2400
			x:\2020 Projects\20-167 Wall Industrial Park - (WA)\20-67 Survey (02-16-21).dwg					Survey Date DDS 1st		
								Drawn By DDS		
								Date 02-16-21		
								Revisions		



ISG

Architecture + Engineering + Environmental + Planning

CAD FILE NAME 24293 WALL IP LAYOUT

WALL INDUSTRIAL PARK - PHASE 1

Wall, South Dakota · February 1, 2022

ISG PROJECT NO. 24293

ISGinc.com



WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

2.2. – Zoning Classification

2.2.1: Zoning Authority

Identify the zoning jurisdiction having authority over the subject property.

The Wall Industrial Park property is in the City of Wall's zoning jurisdiction

2.2.2: Zoning Classification

Identify the subject property's zoning classification and verify that it is appropriate for heavy industrial uses.

The property is classified as being in the Industrial District in the Wall's Zoning Ordinance. In section 17.20.010 Wall Zoning Ordinance identify that industrial district is established to provide areas for light industrial use, which the principal use of land is for manufacturing and production businesses involved in manufacturing, processing, fabrication, packaging, or assembly of goods, food processing, high-tech manufacturing, value added Ag, precision Ag, wholesaling and distribution, bio-science, industrial services in which operations are conducted so that noise, odor, dust and glare area and other adverse secondary impact can be controlled or limited.

Ag biotechnology businesses, Animal hospital, pet shops, kennel, Architectural/engineering firms, Basic services and utilities, Farm implement dealer and machinery repair services, Freighting or trucking yards or terminals, Large/small manufacturing facilities, Light industrial technology uses, Meat processing establishment, Medical or dental laboratories, Precision Ag technologies, Railroad facilities, Service and repair shops/garages, Truck and

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

trailer rentals, Value added Ag businesses, Warehouse and freight movement uses, Wholesale distributions are permitted uses in the Industrial Zoning District.

Uses such as: Large-scale industrial operations that are capable of producing byproducts, such as smoke, odor, dust or noise discernible from beyond the property boundaries, and may require outdoor storage areas, Junk or salvage yards, Crematorium, Grain elevator, Manufactured home sales, Fertilizer manufacturing and/or warehousing, Adult oriented businesses, Contract construction services, Livestock sales or auction barns and yards, Incineration or reduction of garbage, dead animals, fat, or refuse, Explosive manufacture or storage, Slaughterhouse, Recycling facilities are considered conditional uses in the Industrial Zoning district

Attached:

2.2.2a – Zoning Ordinance
2.2.2b – Land Use map
2.2.2c – Copy of the City Council minutes stating rezoning of Industrial Park to Light Industrial

Chapter 17.20
GI GENERAL INDUSTRIAL DISTRICT

Sections:

17.20.010 General Description.
17.20.020 Permitted uses.
17.20.030 Uses permitted on review.
17.20.040 Area requirements
17.20.050 Height requirements
17.20.060 Performance standards

17.20.010 General Description.

The Industrial District is established to provide areas for light Industrial use, which the principal use of land is for manufacturing and production businesses involved in manufacturing, processing, fabrication, packaging, or assembly of goods, food processing, high-tech manufacturing, value added Ag, precision Ag, wholesaling and distribution, bio-science, industrial services in which operations are conducted so that noise, odor, dust and glare area and other adverse secondary impact can be controlled or limited.

Ag Biotechnology businesses
Animal Hospital, pet shops, kennels
Architectural/engineering firms
Basic services & utilities
Farm implement dealer and machinery repair services
Freighting or trucking yards or terminals
Large/small manufacturing facilities
Light industrial technology uses
Meat processing establishment
Medical or dental laboratories
Precision Ag Technologies
Railroad facilities
Service & repair shops/garages
Truck & trailer rentals
Value Added Ag Businesses
Warehouse & freight movement uses.
Wholesale distributions

17.20.030 Conditional Uses permitted on review

The Governing Body, subject to such requirements, may permit the following uses as a Conditional Use in the Industrial District as the Governing Body deems necessary to protect and promote the health, safety and general welfare:

1. INDUSTRIAL USES, HEAVY: Large-scale industrial operations that are capable of producing byproducts, such as smoke, odor, dust or noise discernible from beyond the property boundaries, and may require outdoor storage areas.
2. Junk or salvage yards;
3. Crematorium;
4. Grain elevator;
5. Manufactured home sales;
6. Fertilizer manufacturing and/or warehousing;
7. Adult Oriented Businesses (See Chapter 5.32.010);
8. Contract construction services;
9. Livestock sales or auction barns and yards;
10. Incineration or reduction of garbage, dead animals, fat, or refuse;
11. Explosive manufacture or storage
12. Slaughterhouse
13. Recycling facilities.

17.20.040 Area requirements

The following requirements shall apply to all uses permitted in this district

FRONT YARD: A minimum setback of 25 feet (25') from property lines shall be required.

SIDE YARD: A minimum setback of 10 feet (10') from property lines shall be required.

REAR YARD: Where an Industrial building is to be serviced from the rear, and an alley way is provided, the service court, rear yard setback or combination thereof shall not be less than thirty feet (30') in depth exclusive of any public right of way. In all other cases the depth f a rear yard shall be not less than fifteen (15') feet.

LOT WIDTH: Each lot shall have a width abutting the street of not less than seventy-five feet (75').

LOT AREA: There shall be a lot area of not less than ten thousand (10,000) square feet.

MAXIMUM LOT COVERAGE: Building structure shall cover not more than seventy five percent (75%) of the total area.

17.20.050 Height requirements

No structure shall be erected to exceed a height of twenty-four (24) feet. Any exception to this regulation that pertains to is necessary to the permitted uses of this district shall be reviewed by the governing body.

17.20.060 Performance standards

1. **Noise.** All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

2. **Air Pollution.** State emission standards shall be met by all possible sources of air pollution. In any case, there shall not be discharged from any sources whatsoever such quantities of air contaminants, smoke or detriment, nuisance or annoyance to any considerable number of persons or to the public in general to endanger the comfort, health or safety of any such considerable number of persons or have a natural tendency to cause injury or damage to business, vegetation or property.

3. **Odor**. The emission of odorous matter in such quantities as to be readily detectable at any point along lot lines or to produce a public nuisance or hazard beyond lot lines is to be controlled.

4. **Glare, Heat or Radiation.** Every use shall be so operated that there is no emission of heat, glare or radiation visible or discernable beyond the property line.

5. **Vibration.** Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on the property line.

6. **Sewage and Liquid Wastes.** No operation shall be carried on which involves the discharge into a sewer, watercourse, river or the ground of liquid wastes of any radio-active nature, or liquid wastes of chemical nature, which are detrimental to normal sewage plant operations or corrosive or damaging to sewer pipes and installations.

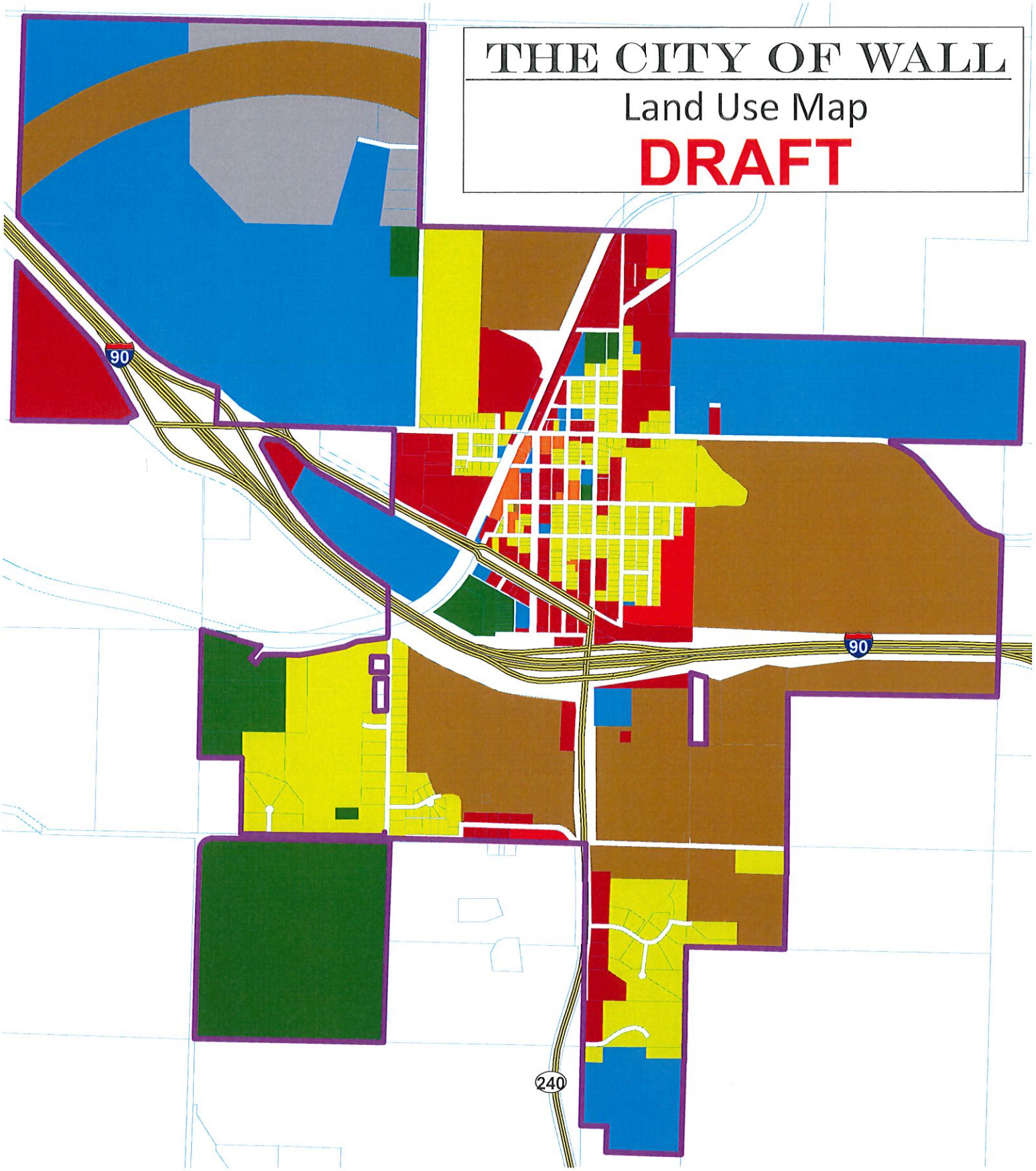
7. **Fire Hazard.** All flammable substances involved in any activity or use, shall be handled in conformance with the standard of the National Board of Fire Underwriters and any additional regulations that may from time to time be adopted by the City Council.

8. **Physical Appearance.** All operations shall be carried on within an enclosed building except that new or operable equipment may be displayed or stored in the open and waste materials stored in enclosed containers not readily visible from the street.

THE CITY OF WALL

Land Use Map

DRAFT



N
W E
S

0.5 Miles

City Limits
Parcels
State Highways

Land Use Classifications

- Ag Land/Open Space
- Residential
- Civic
- Commercial
- Industrial
- Parks and Rec
- Parking

Wall City Council Meeting
Community Center Meeting Room
February 3, 2020 6:30pm

Members Present:
Marty Huether, Mayor
Rick Hustead, Councilman
Dar Haerer, Councilman
Jerry Morgan, Councilman
Dan Hauk, Councilman
Mike Anderson, Councilman
Member's Absent:
Stan Anderson, Councilman

Others Present:
Carolynn Anderson-Finance Officer
Loree Thompson-Asst. Finance Officer
Garrett Bryan-Public Works Director
Liliya Stone-Economic Development Director
Kelsey Clark-Chamber Director,
Sgt. Randy Harkins-Penn. Co. Sheriff's Office
Linda Hiltner

(All action taken in the following minutes carried by unanimous vote unless otherwise stated.)

Mayor Huether called the meeting to order at 6:31pm; roll call was taken, and a quorum was present.

The Pledge of Allegiance was recited.

Motion by M Anderson, second by Hauk to approve the agenda. Motion carried.

Sgt. Harkins gave the monthly police report. He reported it had been an uneventful month. Dpt. Larsen will be here until March 22nd, when Dpt. Kari Smith will be on full duty in Wall. He plans to bring her in at the March meeting to introduce her.

Motion by Haerer, second Hustead to approve the consent agenda. Mayor Huether asked about the water loss report. It seems there was excessive loss in 2019. Public Works Director (PWD) Bryan is not sure why. Bryan and Assistant Finance Officer (AFO) Thompson have been looking into it. Motion carried.

- Minutes of January 16th city council meeting
- Minutes of January 14th fire department meeting
- Minutes of January 24th library minutes
- City of Wall, Fire Department, Library and Cemetery claims
- Budget report

Review

- On-call schedule/Compensatory report
- Ambulance District report
- Water usage report
- Sales Tax report

Huether update the council with a conference call he and Hustead had with Monument Health to discuss the clinic roof replacement. Huether explained there was miscommunication through emails on payment amount responsibility. The City Attorney still needs to work on the contract clean up; but Huether feels things are going well. Councilman Haerer commented they have talked with him on more upgrades also. Motion by Haerer, second by Morgan to pay Monument Health $8,474.00 for the roof replacement. Motion carried.

Finance Officer (FO) Anderson informed the council, Brett Blasius reached out to her concerning a checking account and some CDs that are still being held from when there was a clinic board which was a non-profit organization. He feels the City should receive this money but would like to see it earmarked for the clinic. FO Anderson will get more info from Blasius and bring it back to the council.

PWD Bryan explained the Veteran's Memorial hadn't been staked yet due to snow piled in the area. The council directed Bryan to meet with Pete Dunker the next day and to move snow if needed to stake the Veterans Memorial. He will contact the council when the staking is completed.

AFO Thompson contacted Ron Larson about putting surveillance cameras up in Wall. Larson would need more information before he could present a quote. Larson sent information on a possible solution for the video/audio device in the meeting room. Thompson will do more research on it. Huether would like to meet with Larson to bring back information to the council at the next meeting.

Joel Stephens with the Shriners contacted FO Anderson about a special event liquor license. They would like to serve their own liquor as part of raising funds at their event. FO Anderson stated there are restrictions for the license and the council could set more strict restrictions. The current city ordinance does not include issuing special event licenses, but the City has been allowing it during the Celebration event and Anderson feels the ordinance should be cleaned up. Anderson also included an example of on application that would state the restrictions when a special event license would be issued. After some discussion, FO Anderson was directed to make changes and bring them back for review to the next meeting.

Huether stated updating the comprehensive plan was discussed at a prior meeting and questioned if the council was ready to move forward with it. After some discussion, it was decided to get more information from Black Hills Council of Local Government to decide at the next meeting.

Mayor Huether had nothing to report at this time.

Liliya Stone (WEDD) Wall Economic Development Director reported DC Scott needed to come to define boundaries for the Industrial Park zoning but said the land could be rezoned subject to determination to the controlled airspace. Motion by Haerer, second by Morgan to rezone section B and section D subject to determination to the limits of controlled airspace and the SE quarter of NE quarter of section 36 from Ag to Light Industrial. Motion carried.

WEDD Stone mentioned the city's zoning ordinance does not define industrial parks. She would like to research other municipalities' ordinances for information and restrictions that should be included in the ordinance. The council agreed they would like her to do the research and bring it back to a meeting.

FO Anderson gave an update on the April 14th municipal election. Petition circulating began on January 31st and the deadline for turning them in is 5:00pm on February 28th. Terms that are up are Mike Anderson-Ward 1, Dar Haerer-Ward 2, and Dan Hauk-Ward 3.

FO Anderson presented the council with a proposal from Wahlenberg, Ritzman & Co for the city audit. It includes a one-year or three-year proposal. Haerer asked if they signed the three-year contract, if it would need to be paid each year or all three years at once. FO Anderson said each year but would be locked in at the contracted price. It will be brought back to the next meeting for a decision.

AFO Thompson asked the council for clarification on cost for individuals to use the scissor lift to decorate the Grand Hall. After some discussion, it was a consensus, the charge would be $95.00 per hour, with a 1 hour minimum and would need to be operated by city employees for liability reasons. It will only be operated during business hours. It will be formally approved at the time the fee resolution is approved.

PWD Bryan reported visiting with Todd Sieler and Trent Pulis about installing water lines at the Glenn Street project. The city could install the pipe and fittings with Sieler doing the digging. It would save money and time working together. Haerer asked if public works would have time to do it. Bryan said yes, it should only take a couple of days to do. Morgan asked if they had a trench box and Bryan replied they do. Bryan will get a quote from Sieler for his portion.

Items for discussion – *no action will be taken*: Haerer said he has been approached on several street issues.

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

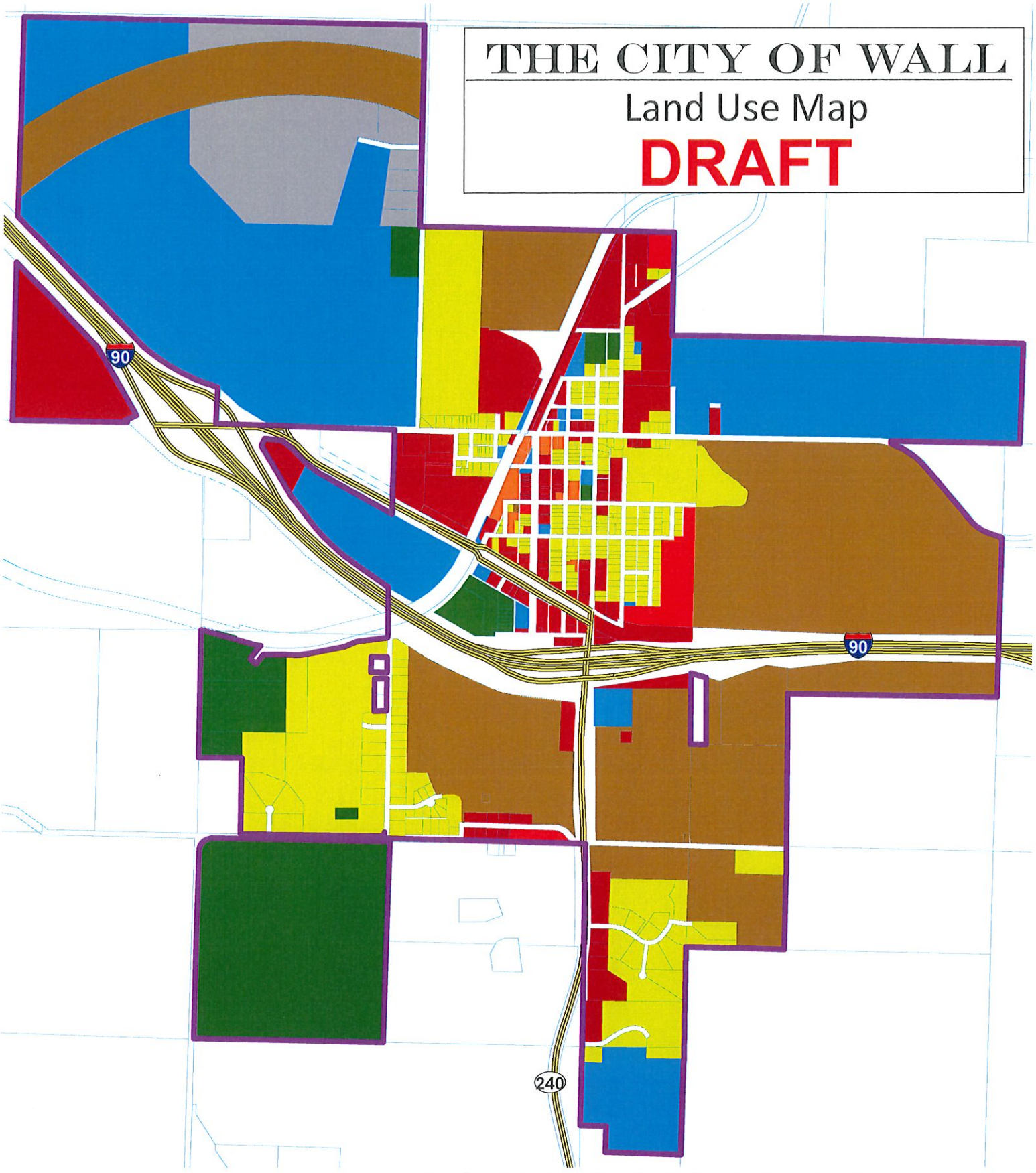
2.2.3 – Adjacent Land Use/Zoning

Attached: Map showing the zoning classifications and land uses of the land surrounding the subject property

THE CITY OF WALL

Land Use Map

DRAFT



N
W E
S

0.5 Miles

City Limits
Parcels
State Highways

Land Use Classifications

- Ag Land/Open Space
- Residential
- Civic
- Commercial
- Industrial
- Parks and Rec
- Parking



Phase I Environmental Site Assessment

Wall Industrial Park
Wall, SD

November 2, 2021

Project No. 20-24293

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

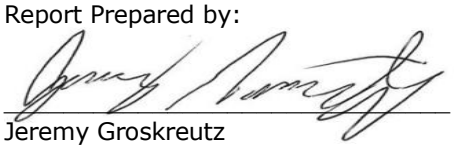
REPORT FOR:
Wall Economic Development Corporation
Liliya Stone
Executive Director
PO Box 314
Wall, SD 57790
605.279.2658
walledd@gwtc.net

PREPARED BY:
ISG
Nick McCabe
Senior Environmental Scientist
115 East Hickory Street + Suite 300
Mankato, MN 56001
507.387.6651
Nick.Mccabe@ISGInc.com

CERTIFICATION AND SIGNATURES

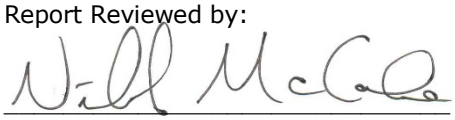
This Phase I Environmental Site Assessment was performed by ISG in conformance with the scope and limitations of ASTM Practice E 1527-13. I, Nick McCabe, declare to the best of my professional knowledge and belief, I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Report Prepared by:



Jeremy Groskreutz
Environmental Scientist

Report Reviewed by:



Nick McCabe
Senior Environmental Scientist

ISG
115 East Hickory Street + Suite 300
Mankato, MN 56001
507.387.6651

Wall Industrial Park
Wall, SD

ISG Project No.: 21-24293

Dated this 2nd day of November 2021

TABLE OF CONTENTS

CERTIFICATION AND SIGNATURES i
EXECUTIVE SUMMARY 1
INTRODUCTION 1
Purpose 1
Scope of Services 2
Non-Scope Considerations 3
Assessment Limitations 3
User Reliance 4
SITE DESCRIPTION 4
Location and Legal Description 4
Current Site Land Use 4
Current Vicinity Land Use 4
USER PROVIDED INFORMATION 5
RECORDS REVIEW 5
Regulatory Records Review 5
Physical Setting Sources 5
Property Land Use Review 6
Vicinity Land Use Review 6
SITE RECONNAISSANCE AND INTERVIEWS 7
Observations 7
Exterior Observations 7
Interior Observations 7
General Site Setting 7
Interviews 8
CONCLUSION 8
Opinion and Additional Investigation 8
REFERENCES 8

APPENDICES

Appendix A: Maps ..... A
Appendix B: Photo Log ..... B
Appendix C: Historical Research Documentation C
Appendix D: Regulatory Records Documenation ..... D
Appendix E: User Provided Information ..... E
Appendix F: Property Tax Information ..... F

EXECUTIVE SUMMARY

ISG was authorized by Liliya Stone to conduct a Phase I Environmental Site Assessment (ESA) for the subject property located at the Wall Industrial Park Addition in Wall, South Dakota. The purpose of this Phase I ESA was to identify any Recognized Environmental Conditions (RECs) associated with the subject property. This Phase I ESA was performed in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from this practice are described in the introduction of this report.

According to historical aerial photographs, from at least 1948 through 2020 the subject property appeared to be primarily cultivated for agriculture. In the 1948 aerial photograph a road was visible running across the subject property. In the 1953 aerial photograph the road was shown to have been removed. In the 1977 aerial photograph multiple grain storage bins first became apparent at the southeast corner of the subject property. In the 2020 aerial photograph the grain bins were shown to have been removed. Currently, the subject property is owned by the City of Wall and consists of cultivated agricultural fields.

No environmental concerns were observed during the site reconnaissance on October 22, 2021. A full walk through was completed around the entire subject property with no environmental hazards or conditions observed.

There were 2 database listings within a ½ mile radius of the subject property, none of which were located at the subject property. The database listings were located at the Wall Municipal Airport, immediately adjacent to the subject property. The site was listed within the Facility Registry System (FRSSD) database for airport operations and within the Registered Storage Tanks (RST) database for two former gasoline tanks. The tanks were both listed as removed and neither had any recorded releases.

It appears that the liability, or potential liability, associated with the database results on nearby properties represent a low level of risk due for the subject property due to the lack of any recorded petroleum releases.

Based on the review of geographic/geologic information, aerial photography, historical data, governmental records, information provided by the user, interviews conducted, and the site evaluation, this assessment has revealed no evidence of RECs in connection with the subject property.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by this company during this assessment. If future development or land disturbing activities are planned, further investigation may be warranted in order to document the presence or absence of contamination at the subject property and/or whether contamination levels could be above thresholds that might require reporting to the applicable agencies or regulated handling and/or disposal.

INTRODUCTION

Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, within limits, the environmental liability, or potential environmental liability, of the property under assessment. The site was evaluated for indications of recognized environmental conditions, historic recognized environmental conditions, and controlled recognized environmental conditions as defined by ASTM Practice E 1527-13:

Recognized Environmental Conditions - the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Historical Recognized Environmental Conditions - a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

Controlled Recognized Environmental Conditions - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Recognized environmental conditions will be assessed and reported herein. Included in this report is geographic/geologic information, aerial photography, historical data and an analysis of the use and improvements to the site, findings reported for potential environmental hazards through governmental regulatory records, and interviews with people who have knowledge of the history of the property.

When an assessment is completed without adequate subsurface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions which may be the result of on-site or off-site sources.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil or other latent conditions beyond that detected or observed by this company during this assessment. The possibility always exists for contaminants to migrate through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation.

Scope of Services

The scope of this Phase I ESA is consistent with ASTM Standard E 1527-13. It is our understanding this Phase I ESA was requested for internal due diligence by the Wall Economic Development Corporation.

The following services are provided for this project:

- Develop a property overview by collecting basic physical information about the property including: location, size, prominent features, and geologic, physiographic and environmental setting.
- Establish historical information for subject property and adjacent properties including:
  - Review user ownership history
  - Identify past and present operations and processes
  - Determine products and wastes handled at the property

  - Locate product/waste storage and disposal areas
  - Research regulatory history
  - Interview relevant/knowledgeable persons
  - Review past environmental investigations and cleanups
- Perform a physical reconnaissance of the property and inspect the property to verify and further supplement information obtained through the record reviews.
- Determine environmental liability or potential liability of the property under assessment.
- Document all research and field information, prepare maps illustrating physical and historical information, and prepare the assessment report.

Any other additional services contracted between the user and ISG, including a broader scope of assessment, more detailed conclusions, liability/risk evaluations, and extent for further investigation are beyond the scope of services.

Non-Scope Considerations

There may be environmental issues or conditions at the property that should be assessed which are outside of the scope of services. The following list includes, but is not limited to, several non-scope considerations that may need further investigation such as:

- Asbestos containing material
- Radon
- Mercury
- Lead-based paint
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Health and safety
- Ecological resources
- Endangered species
- High voltage power lines
- Site flooding
- Physical properties of the soils and bedrock for site grading or foundation considerations

Testing and/or sampling of material(s) was not completed (for example: soil, water, air, PCBs, lead, radon). There was no comprehensive investigation completed to study local geologic or hydrogeological conditions which influence the distance hazardous substances or petroleum products are likely to migrate.

Assessment Limitations

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

This report is based on the procedures described in the ASTM Practice E 1527-13, available literature cited in this report, conditions present at the time of our investigation, and our interpretation of the information obtained as part of this investigation. Information provided in this report is limited to the accuracy and completeness of the information obtained from others. ISG used the degree of care, diligence, and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same locality. No other warranty is made or intended. No intentional deviations from the ASTM Practice E 1527-13 were made in the completion of this Phase I ESA.

This Phase I ESA was limited by the following:

- Sanborn fire insurance maps were not available for the subject property.
- There was no on-site investigation to test and/or sample material(s) (e.g. soil, water, air, PCBs, lead, radon).
- There was no comprehensive investigation completed to study local geologic or hydrogeological conditions which influence the distance hazardous substances or petroleum products are likely to migrate.

None of these limitations appear to present data gaps as there is sufficient other data from overlapping time periods to adequately characterize the land use of the subject property. The level of inquiry and the appropriate level of environmental site assessment is guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

User Reliance

This Phase I Environmental Site Assessment has been prepared for the exclusive use of the following:

Wall Economic Development Corporation
PO Box 314
Wall, SD 57790

SITE DESCRIPTION

Location and Legal Description

The site was approximately 16.7 acres in size and was located along Airport Road. The property was located in Section 36, Township 1 North, Range 15 East and was legally described as Lots 1 thru 5, Wall Industrial Park Addition, in the City of Wall, Pennington County, State of South Dakota. The parcel identification numbers were listed as 4536201001, 4536201002, 4536201003, 4536201004, and 4536201005. Pennington County property tax information is provided in Appendix F.

Current Site Land Use

The site currently consists of cultivated agricultural fields. The site elevation ranged from approximately 2,798 to 2,805 feet above sea level. Surface water appeared to generally flow offsite to the northwest.

Current Vicinity Land Use

Land use directly surrounding the subject property was agricultural, recreational, and aviation. Bordering the subject property to the west and north were cultivated agricultural fields. To the east, across Airport Road, was were cultivated agricultural fields. To the south was the Wall Municipal Airport, and baseball fields.

USER PROVIDED INFORMATION

If the user of the property is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

Liliya Stone (user) indicated in a user questionnaire that he was unaware of any environmental cleanup liens, chemical releases or spills, contamination on-site, or any other possible environmental concerns in connection with the subject property. A copy of the user questionnaire is attached in Appendix E.

RECORDS REVIEW

The site records review of the property was assembled through a search of federal regulatory information, research of government records, and a review of area maps. This information was obtained from Historical Information Gatherers, Inc. (HIG). A description of records searched and results are attached in Appendix D. A summary of the results is provided below.

Regulatory Records Review

HIG's radius database search identified 1 site within a ½ mile radius of the subject property.

Table 1. Sites listed within the regulatory radius search

Site Name	Address	Database	Distance From Site	Relative Elevation
Wall Muni/David Hahn	Wall Municipal Airport	FRSSD[1], RST[2]	0.002 mi. S	Higher

[1]FRSSD: Facility Registry System

[2]RST: Registered Storage Tanks

There were 2 database listings within a ½ mile radius of the subject property, none of which were located at the subject property. The database listings were located at the Wall Municipal Airport, immediately adjacent to the south of the subject property. The site was listed within the Facility Registry System (FRSSD) database for airport operations and within the Registered Storage Tanks (RST) database for two former gasoline tanks. The tanks were both listed as removed and neither had any recorded releases. Considering the lack of any recorded petroleum releases these listings appear unlikely to cause an environmental concern for the subject property.

Physical Setting Sources

A current USGS 7.5 minute topographic map showing the area where the property is located was reviewed for information of above or below ground utilities, information about geologic, hydrogeologic, hydrologic, and general topographic physical settings. A topographic map is attached in Appendix A. No structures or utilities were observed on the property. The property was relatively flat and the site elevation ranged from approximately 2,798 to 2,805 feet above sea level. Surface water appeared to generally flow offsite to the northwest. The subject property was located within the Bad River watershed.

All of soils on the property were mapped as Kyle clay and Blackpipe-Wortman complex. Kyle soils consist of very deep, well drained soils with very low to moderately low permeability. Blackpipe soils consist of very deep, well drained soils with moderately low to moderately high permeability. Wortman soils consist of very deep, well drained soils with very low to moderately low permeability.

Property Land Use Review

Legal documents and historical resources were examined to determine if past land use has created an impact on the environment which may lead to a REC. Aerial photographs, topographic maps, city directories, and title records were reviewed (see Appendix C). Historical information helps to understand the past land use and identify recognized environmental conditions in connection with the property. Sanborn fire insurance maps were not available for the subject property.

Historical aerial photographs of the property and surrounding area were reviewed to identify visual changes and past uses of the property. Aerial photographs were available through HIG for the years 1948, 1953, 1975, 1977, 1982, 1991, 2004, 2008, 2010, 2014, 2018, and 2020. The project site was evident in all of the photographs. From at least 1948 through 2020 the subject property appeared to be primarily cultivated for agriculture. In the 1948 aerial photograph a road was visible running across the subject property. In the 1953 aerial photograph the road was shown to have been removed. In the 1977 aerial photograph multiple grain storage bins first became apparent at the southeast corner of the subject property. In the 2020 aerial photograph the grain bins were shown to have been removed.

Historical topographic maps of the property and surrounding area from 1957, 1984, and 2017 were also reviewed to identify visual changes and past uses of the property. The subject property was evident on all of the maps. No structures were apparent on the subject property in any of the maps. In general, the topographic maps appeared consistent with what was shown in the historical aerial photographs and city directories.

City directories for 2003, 2008, 2013 and 2018 were reviewed for past uses of the property. No listings at the subject property address were found any of the directories.

An environmental lien search was completed to identify environmental liens and/or activity and use limitations in connection with the subject property. According to the Pennington County Recorder, the title to the property was vested in the City of Wall. Environmental liens or other activity and use limitations were not found in connection with the subject property. A copy of the deed associated with the subject property is included in Appendix F.

Vicinity Land Use Review

The historical information gathered from historical aerial photographs, city directory listings, and topographic maps suggests the area directly surrounding the subject property has been used primarily for agricultural and aviation purposes since at least 1948. In the 1948 aerial photograph the Wall Municipal Airport was apparent to the south of the subject property and the remainder of the surrounding properties appeared to be cultivated for agricultural production. In the 1982 aerial photograph the current baseball fields located to the south of the subject property first became apparent. Small changes to the airport were apparent throughout the years. No major changes to the surrounding properties were apparent between the 2014 and 2020 aerial photographs.

Topographic maps appeared consistent with the aerial photographs, showing undeveloped areas surrounding the subject property.

The city directories supported what was visible in the historical aerial photographs and topographic maps, listing primarily rural residential listings in the vicinity of the subject property.

SITE RECONNAISSANCE AND INTERVIEWS

The site reconnaissance of the subject property was assembled through visual observations and an interview with a city official. The objective was to obtain information identifying recognized environmental conditions in connection with the property.

Observations

A thorough observation was conducted for evidence of environmental concerns on the subject property. The site visit was conducted on October 22, 2021. Pictures from the site visit can be found in Appendix B of this report.

The table below indicates if any of the following potential recognized environmental conditions were observed during the site reconnaissance.

Table 2. Site visit observations

Interior & Exterior Investigation	Observed	Not Observed	Note/Comment
Hazardous Substances or Containers		✓	
Petroleum Products		✓	
Aboveground Storage Tank(s)		✓	
Underground Storage Tank(s) (vent/fill pipes or access ways)		✓	
Odors		✓	
Solid Waste Disposal		✓	
Pools of Liquid		✓	
Stained Soil or Pavement		✓	
Stressed Vegetation		✓	
Pits, Ponds or Lagoons		✓	
Wells		✓	
Septic System		✓	
Wastewater or Stormwater		✓	
Drums (5 to 55 gallon)		✓	
Unidentified Substance Containers		✓	
PCBs (electrical or hydraulic)		✓	
Drains and waste traps/sumps		✓	
Stains/Corrosion		✓	
Heating/Cooling		✓	

Exterior Observations

The subject property consisted entirely of cultivated agricultural fields. There was no evidence of any pools of liquids, spills, stains, odors, or stressed vegetation on the subject property.

Interior Observations

There were no structures located on the subject property of which to make interior observations of.

General Site Setting

Observations were also made of the surrounding properties. The subject property was located in an agricultural setting off of Airport Road. No environmental concerns were observed on adjacent properties from the view of the subject property and right-of-way during the site visit. There was no evidence of any pools of liquids, spills, stains, or odors on the neighboring properties.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by this company during this assessment. The possibility always exists for contaminants to migrate through surface water, air and/or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation.

Interviews

Liliya Stone, Executive Director, Wall Economic Development Corporation

Liliya Stone (user) was interviewed on October 4, 2021 through a user questionnaire. She stated that prior land use of the site has been agricultural. She was unaware of any above or underground storage tanks with petroleum or any other hazardous material on the subject property. In addition, she had no knowledge of environmental concerns in the surrounding area. A copy of the user questionnaire is attached in Appendix E.

CONCLUSION

ISG performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Wall Industrial Park located in Wall, South Dakota. Any exceptions to, or deletions from this practice are described in the introduction of this report. The purpose of this Phase I ESA was to identify any RECs associated with the subject property.

No environmental concerns were observed during the site reconnaissance on October 22, 2021. A full walk through was completed around the entire subject property with no environmental hazards or conditions observed.

Opinion and Additional Investigation

It appears that the liability, or potential liability, associated with the database results on nearby properties represent a low level of risk due for the subject property due to the lack of any recorded petroleum releases.

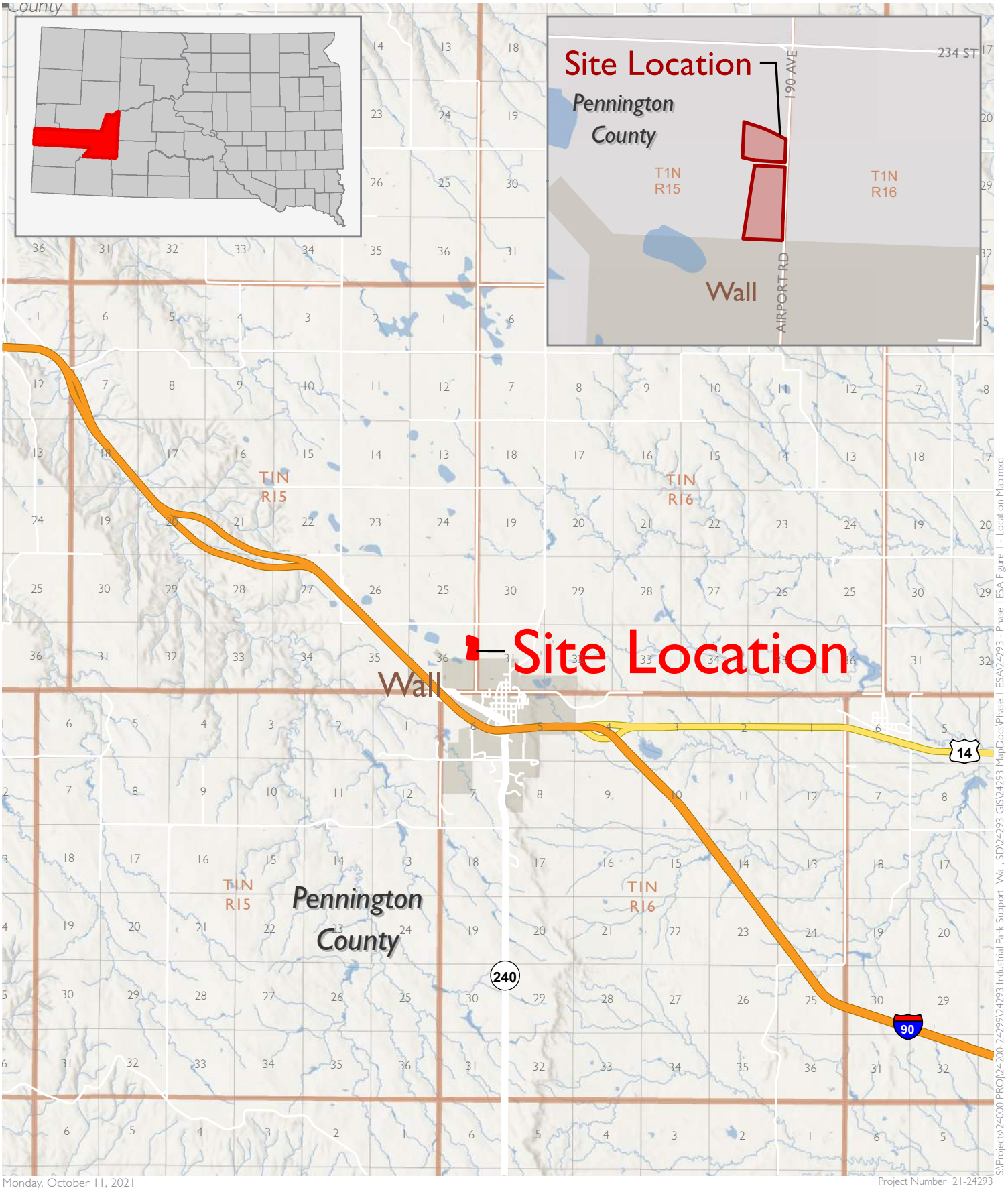
Based on the review of geographic/geologic information, aerial photography, historical data, governmental records, information provided by the user, interviews conducted, and the site evaluation, this assessment has revealed no evidence of RECs in connection with the subject property.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by this company during this assessment. If future development or land disturbing activities are planned, further investigation may be warranted in order to document the presence or absence of contamination at the subject property and/or whether contamination levels could be above thresholds that might require reporting to the applicable agencies or regulated handling and/or disposal.

REFERENCES

American Standards and Testing Material Practice 1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Appendix A: Maps



0 1 2 Miles

1 in = 2 miles

N

Figure 1

Project Location Map

Industrial Park Support

Wall, Pennington County, South Dakota

Source(s):
Municipalities (SD DOR, 7/1/2017)
Hydrography (USGS NHD, 9/14/2017)
Counties (US Census, 2010)
Roads (SD DOT)

ISG



S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\24293 - Phase I ESA Figure 2 - Soil Survey Map.mxd

Monday, October 25, 2021

Project Number 21-24293

0 100 200 Feet

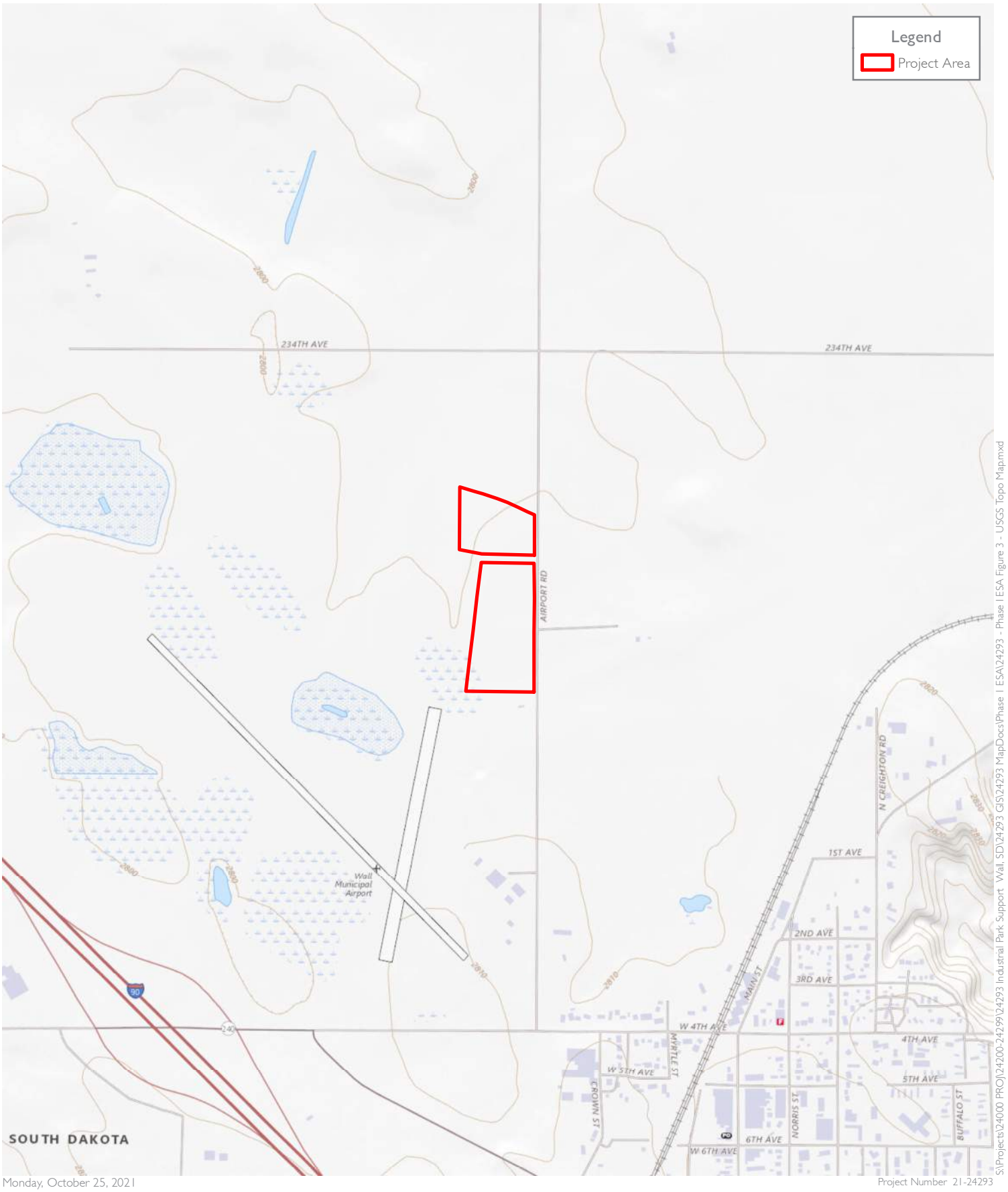
1 in = 200 feet

N

Figure 2
Pennington County Soil Survey Map
Industrial Park Support
Wall, Pennington County, South Dakota

Source(s):
Orthophoto (Pennington Co, 2018)
Soil Survey (USDA NRCS, 2021)
Roads (SD DOT)

ISG



Monday, October 25, 2021

Project Number 21-24293

S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support \Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\24293 - Phase I ESA Figure 3 - USGS Topo Map.mxd

0 500 1,000 Feet

1 in = 1,000 feet

N

Figure 3

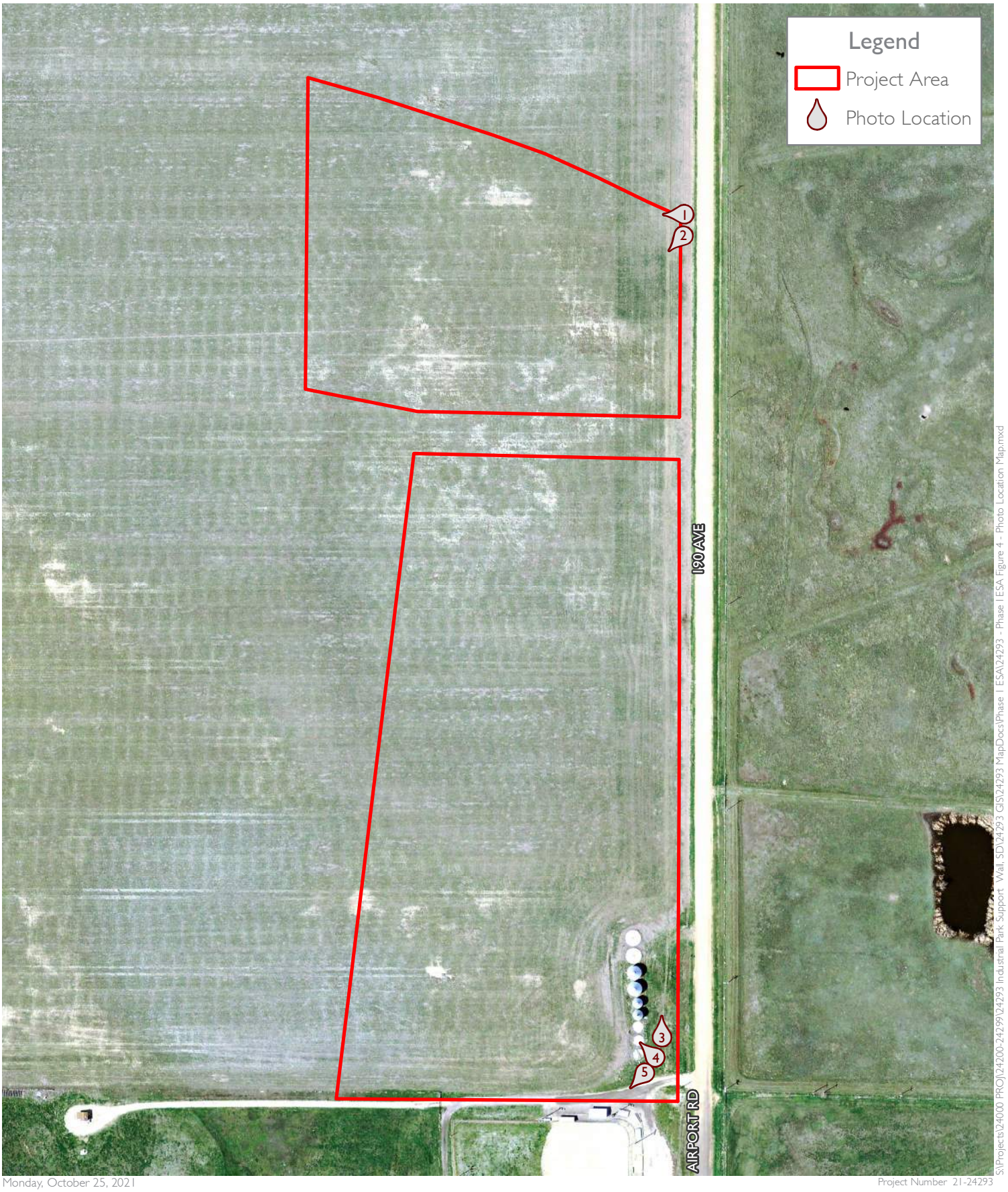
USGS Topographic Map

Industrial Park Support

Wall, Pennington County, South Dakota

Source(s):
Topographic Map (USGS)

ISG



S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\24293 - Phase I ESA Figure 4 - Photo Location Map.mxd

Monday, October 25, 2021

Project Number 21-24293

0 100 200 Feet

1 in = 200 feet

N

Figure 4

Photo Location Map

Industrial Park Support

Wall, Pennington County, South Dakota

Source(s):
Orthophoto (Pennington Co, 2018)
Roads (SD DOT)

ISG

Appendix B: Photo Log

Photo Log

October 22, 2021



Photo 1 – View across the site, facing west.



Photo 2 – View across the site, facing southwest.



Photo 3 – View across the site, facing north.



Photo 4 – View across the site, facing northwest.



Photo 5 – View of the adjacent property, facing southwest.

Appendix C: Historical Research Documentation



Friday, October 15, 2021

Project Number 21-24293

S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\Aerial Photo\24293 - Aerial Photo Map.mxd

0 250 500 Feet

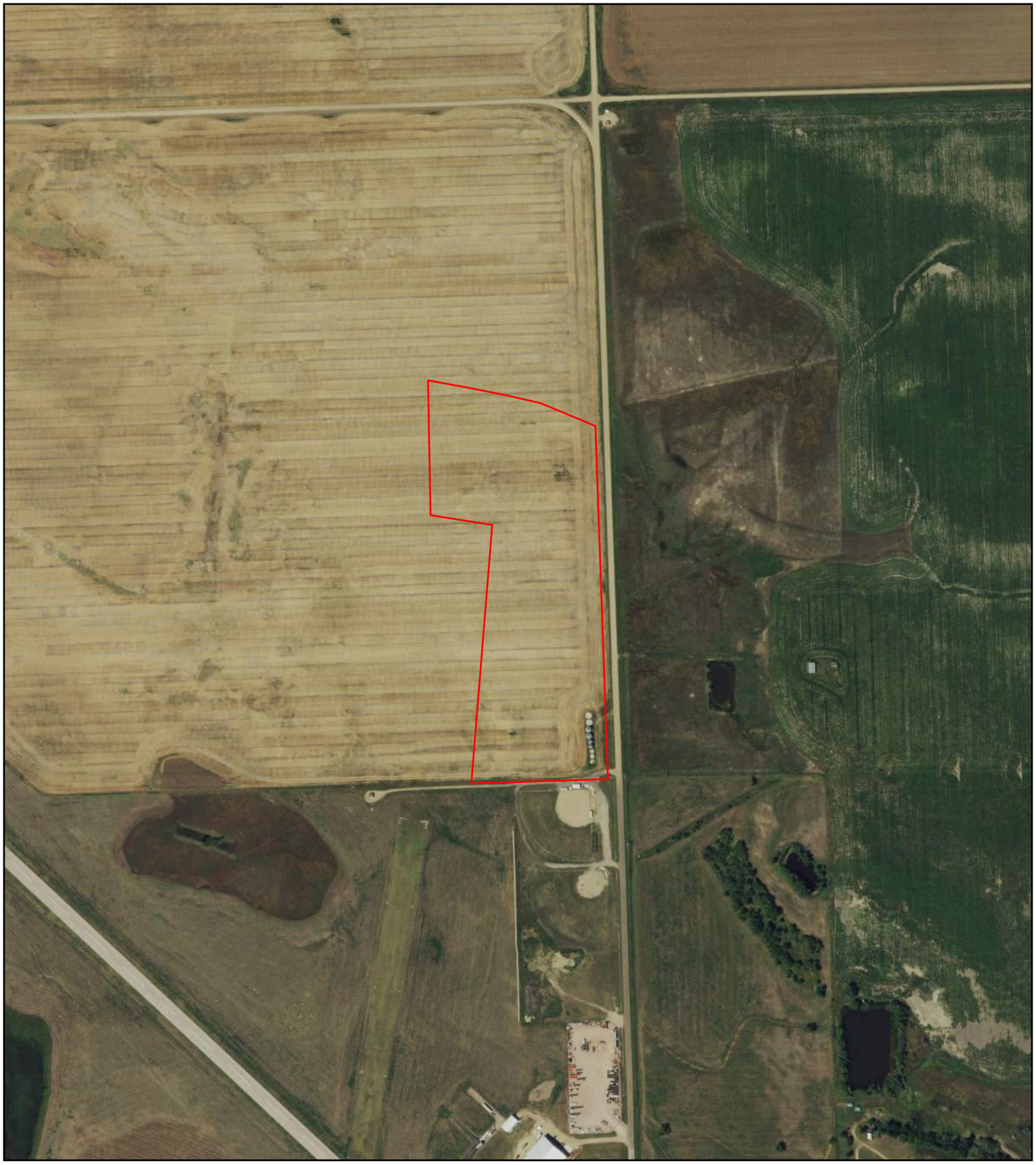
1 in = 500 feet

N

Aerial Photo Map
2020
Industrial Park Support
Wall, Pennington County, South Dakota

Source(s):
Orthophoto (FSA, 2020)

ISG



Site boundaries shown in red are approximate

Industrial Park Support
Airport Road
Wall, SD

N

2018

HIG Project # 2056019
Client Project # 24293
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**2014** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**2010** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**2008** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**2004** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**1991** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support
Airport Road
Wall, SD

N

1982

HIG Project # 2056019
Client Project # 24293
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**1977** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**1975** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



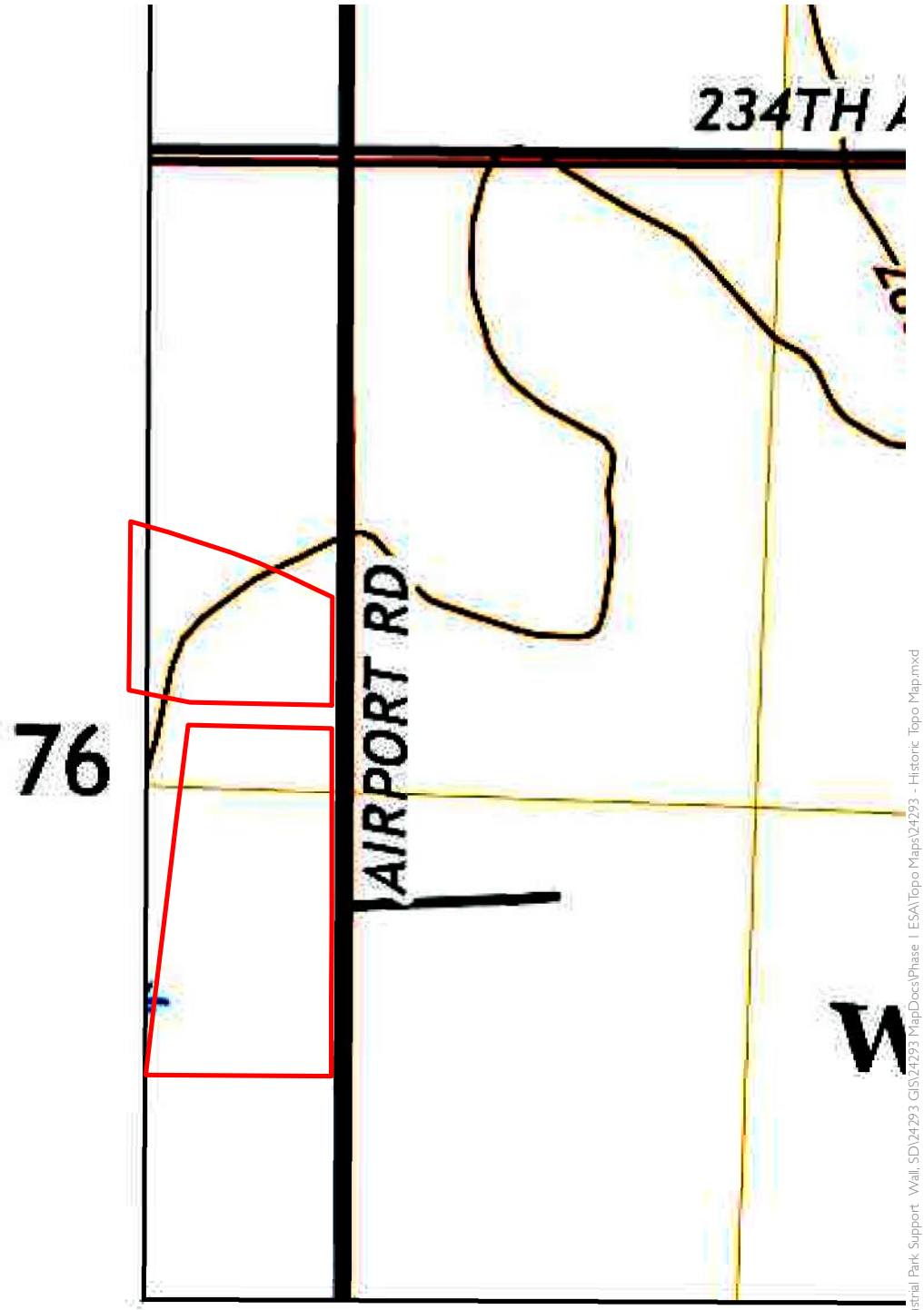
Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**1953** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Industrial Park Support Airport Road Wall, SD	N	**1948** HIG Project # 2056019 Client Project # 24293 Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



44.0000°

-102.2500°

S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\Topo Maps\24293 - Historic Topo Map.mxd

Friday, October 15, 2021

Project Number 21-24293

0 250 500 Feet

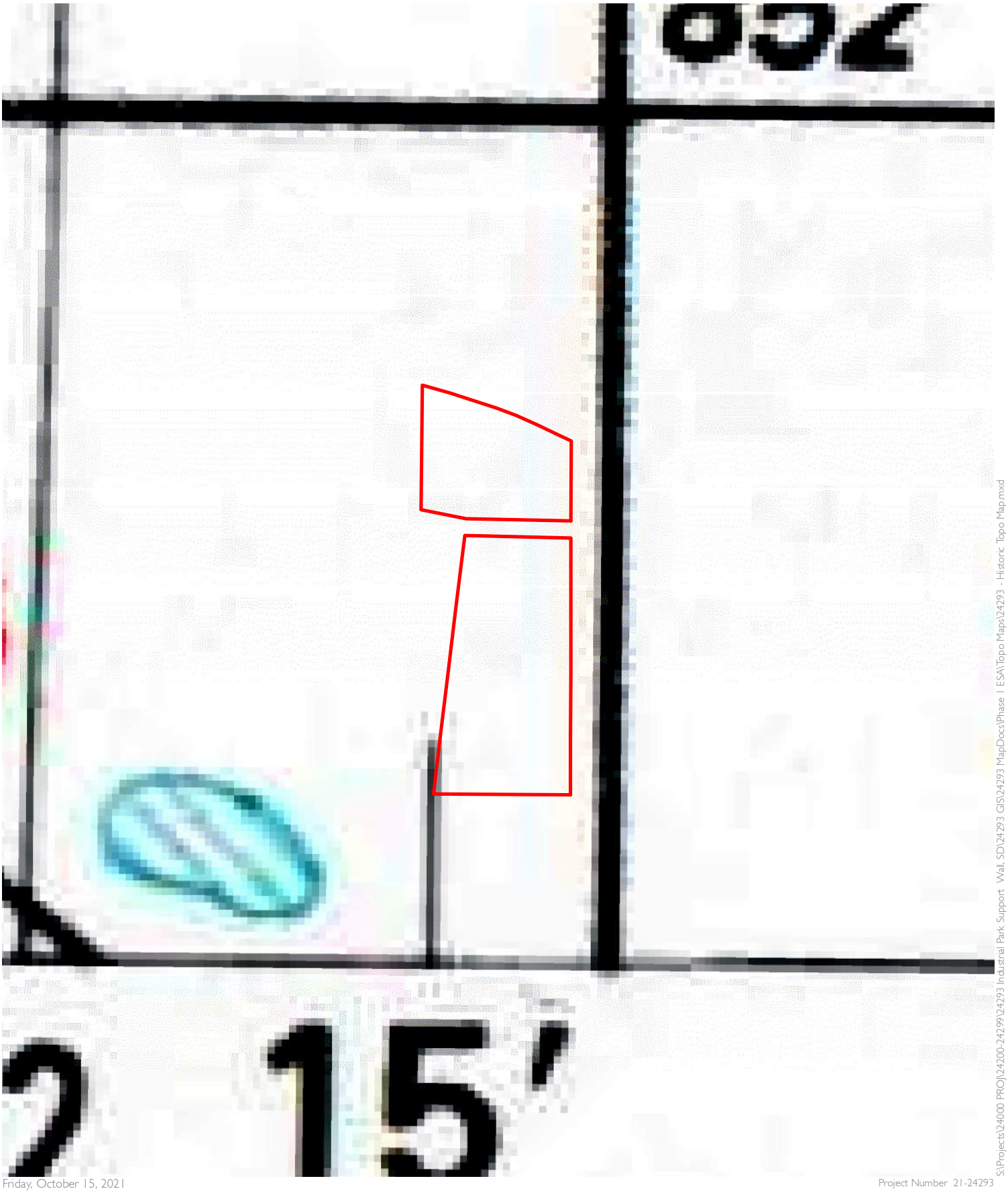
1 in = 500 feet

N

Historic Topographic Map
2017
Industrial Park Support
Wall, Pennington County, South Dakota

Source(s):
Topographic Map (USGS TopoView)

ISG



Friday, October 15, 2021

Project Number 21-24293

S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\Topo Maps\24293 - Historic Topo Map.mxd

0 250 500 Feet

1 in = 500 feet

N

Historic Topographic Map
1984
Industrial Park Support
Wall, Pennington County, South Dakota

Source(s):
Topographic Map (USGS TopoView)

ISG



S:\Projects\24000 PROJ\24200-24299\24293 Industrial Park Support Wall, SD\24293 GIS\24293 MapDocs\Phase I ESA\Topo Maps\24293 - Historic Topo Map.mxd

Friday, October 15, 2021

Project Number 21-24293

0 250 500 Feet

1 in = 500 feet

N

Historic Topographic Map
1957
Industrial Park Support
Wall, Pennington County, South Dakota

Source(s):
Topographic Map (USGS TopoView)

ISG

159TH AVE Cont'd

22655 Meinen Jeff A ✓ 20 ▪ (1964) 605-754-6764
22690 Anderson Duane J ✓ 22 ▪ (1985) 605-754-6107
22696 Jones Richard A & Theresa A ✓@ 12 ▪ (2008) 605-754-6093
22785 - 22830 No Current Listing (2 Hses)
22911 Eberly Daniel A & Deborah L ✓ 14 ▪ (1920) 605-754-6944
23350 Hilmer Donald W ✓ 25 ▪ (1920) 605-754-6731
N Trus Beverly H ✓ ▪ (2002)
+ 160TH AVE INTERSECTS
HOUSEHOLDS 13

160TH AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
23600 Bridge Ben ✓ 8 ▪ (2002)
N Hill Whitnie ✓ ▪ (2002)
23655 No Current Listing
23790 Derr Jerry W & Theresa L ✓@ 23 ▪ (1932)
23798 Derr Haley A 5 ▪ (2002)
HOUSEHOLDS 5

160TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
20901 Nelson James S & Delana ✓ 9 ▪ (1974) 605-985-5478
• ZIP CODE 57761 CAR-RT R003
22515 Anderson Dennis W & Ilia M ✓@ 22 ▪ (1973) 605-754-6962
22545 Anderson Daryl L & Meri J ✓ 45 ▪ (1964) 605-754-6476
HOUSEHOLDS 3

160TH ST (ELKTON)
• ZIP CODE 57026 CAR-RT R006
1004 Mueller David W ✓ 52 ▪ (1974) 507-548-5491
HOUSEHOLDS 1

161ST AVE (NEW UNDERWOOD)-FROM 16099 226TH ST SOUTH
• ZIP CODE 57761 CAR-RT H081
22588 Berry Randy ✓ 12 ▪ (1983)
22590 Bills George L & Betty M ✓ 27 ▪ (1972) 605-754-6564
• ZIP CODE 57761 CAR-RT R003
22661 Jensen Janice J ✓@ 24 ▪ (1955) 605-754-6526
22692 Boydston Dale ✓ 22 ▪ (1983) 605-754-6908
• ZIP CODE 57761 CAR-RT H081
22794 Bessette Kelle V ✓ 22 ▪ (1942) 605-754-6134
Bessette Janet M 605-754-6134
22796 Grimm Patricia L ✓ 7 ▪ (1982)
Zelfer Mark F ✓ 7 ▪ (1982)
N Zelpher Gloria ✓
• ZIP CODE 57761 CAR-RT R003
22858 Swanson Steven G & Laurie A ✓ 34 ▪ (1982) 605-754-6131
Torres Amber ✓ 12 ▪ (1982)
22893 Beck Barbara A ✓@ 6 ▪ (1982)
22895 Ness Dallas D & Shari L ✓ 36 ▪ (1920)
22897 Ness Clint L ✓ 28 ▪ (1964) 605-754-6433
22910 Brunson Amy L & Charles ✓ 4 605-754-6838
22924 Carmichael Brady J & Connie ✓ 12 ▪ (2005) 605-754-6987
23205 Crosbie Gene F & Alma M ✓ 25 ▪ (1918) 605-754-6768
23209 Crosbie Albert W & Dolores I ✓ 18 ▪ (1949) 605-754-6551
HOUSEHOLDS 17

164TH AVE (NEW UNDERWOOD)
+ HIGHWAY 1416 CONTINUES
• ZIP CODE 57761 CAR-RT R003
22705 Richter Paul W & Jodi G ✓@ 16 ▪ (1983) 605-754-6460
22725 Richter William D & Helen M ✓ 20 ▪ (1970) 605-754-6540
22726 Richter Dallas W ✓ 26 ▪ (1964) 605-754-6983
+ RAILROAD CROSSES
22896 No Current Listing
22898 Beer Brad B & Becky ✓@ 8 ▪ (1983) 605-754-6073
22911 Aldren Richard O Jr ✓ 15 ▪ (1982) 605-754-6289
22930 Smith Rebecca J 8 ▪ (1915)
Smith Benjamin L
HOUSEHOLDS 7

167TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R003
22650 Garrett David L ✓@ 41 ▪ (1927)
GARRETT FENCING INC fence contractors ✓
BUSINESSES 1 HOUSEHOLDS 1

167TH PL (UNION CENTER)
• ZIP CODE 57787 CAR-RT H078
19795 N Opstedahl Loren L & Kathryn A ✓ ▪ (1974) 605-985-5100
19799 Opstedahl Ronald D & Gladys ✓@ 41 ▪ (1974) 605-985-5328
HOUSEHOLDS 2

169TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R003
22910 Johnson Archie L & Shirley M ✓ 19 ▪ (1975) 605-798-5140
Taylor Edna A ✓ 7 ▪ (1983)

169TH AVE Cont'd

Taylor Agreement E
HOUSEHOLDS 2

170TH ST (ELKTON)
• ZIP CODE 57026 CAR-RT R006
1122 Holm Bruce C ✓ 20 ▪ (1974)
Holm Elizabeth A
HOUSEHOLDS 1

171ST AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
22531 Meyer William L ✓ 23 ▪ (1930) 605-798-5221
22533 No Current Listing
22735 Wiebers Todd P & Danielle S ✓ 23 ▪ (1983) 605-798-2110
22739 Wiebers Cheryl J & Donald P ✓@ 23 ▪ (1983) 605-798-5541
22820 Stilwell Kirsten ✓@ 6 ▪ (1950)
+ 230TH ST BEGINS
HOUSEHOLDS 5

172ND AVE (UNION CENTER)
• ZIP CODE 57787 CAR-RT H078
19172 Filholm Duane ✓ 2 ▪ (1980) 605-985-5072
HOUSEHOLDS 1

173RD AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
24300 Sealine Kimberly K ✓ 22 ▪ (1910) 605-993-6102
TATANKA TRADING POST trading posts ✓ 605-993-3303
24302 No Current Listing
24347 Lehrkamp Michael C ✓ 8 ▪ (1983) 605-993-6541
Lehrkamp Carl F 605-993-6541
BUSINESSES 1 HOUSEHOLDS 3

173RD AVE (OWANKA)
+ LAKESIDE RD INTERSECTS
• ZIP CODE 57767 CAR-RT H038
22601 Parks Paul E & Ronda E ✓@ 17 ▪ (1979) 605-798-5261
22661 Simon Monte G & Connie E ✓ 20 ▪ (1964) 605-798-5115
22673 Williamson Glen A & Barbara S ✓ 15 ▪ (1983) 605-798-2180
22700 Page Skip ✓ 9 ▪ (1920) 605-798-2004
22815 Tisdale Patrick L & Maria A ✓ 14 ▪ (2004) 605-798-2132
22900 Reeves Wes L & Judith E ✓@ 16 ▪ (1980) 605-798-5405
22902 Reeves Dustin W ✓ 9 ▪ (1980)
Reeves Sunnie D
23150 Harty Hugh E ✓ 6 ▪ (1983) 605-798-2030
Harty Ann 605-798-2030
23201 Stover Timothy N & Sheila A ✓ 18 ▪ (1910) 605-798-2160
23205 Merchen Levi E & Brandie M ✓@ 3 605-798-2010
23211 Dressler Daryl G & Patsy ✓@ 14 ▪ (1900)
23223 Stover David D & Marilyn E ✓ 40 ▪ (1980) 605-798-5363
+ 232ND ST ENDS
HOUSEHOLDS 12

173RD ST (FAITH)-FROM 16117 STATE HWY 73
• ZIP CODE 57626 CAR-RT H071
20071 COLLINS RANCH ranches ✓ 605-739-3151
Collins Robert L & Jennie L ✓ 44 ▪ (1964) 605-739-3151
BUSINESSES 1 HOUSEHOLDS 1

174TH PL (RED OWL)
• ZIP CODE 57787 CAR-RT H001
18401 Andrews Bradley D & Rebeca M ✓ 2 ▪ (1974) 605-985-5493
18467 Andrews Dean T & Sandra K ✓@ 41 ▪ (1953) 605-985-5287
HOUSEHOLDS 2

175TH AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
23050 Freeman Larry R ✓ 16 ▪ (1983) 605-798-2126
Freeman Lindell J 605-798-2126
23054 No Current Listing
HOUSEHOLDS 2

176TH AVE (SCENIC)
• ZIP CODE 57780 CAR-RT H047
24382 Bessette Douglas P & Kathleen M ✓ 24 ▪ (1983) 605-993-6511
24388 - 24447 No Current Listing (3 Hses)
24449 Childers Patricia ✓ 12 ▪ (1948)
24451 Bessette Leroy T ✓ 25 ▪ (1947) 605-993-6811
HOUSEHOLDS 6

177TH PL (OPAL)
• ZIP CODE 57758 CAR-RT H079
16960 Heidler John P & Carmen ✓ 13 ▪ (1974) 605-748-2446
16961 No Current Listing
17236 Heidler John P ✓ 6 ▪ (1974) 605-748-2271
Heidler Dorothy M 605-748-2271
HOUSEHOLDS 3

178TH PL (OPAL)
• ZIP CODE 57758 CAR-RT H079
17150 Price Harley M & Ellen L ✓ 41 ▪ (1974) 605-748-2488

178TH PL Cont'd

17252 Price Danny J & Larinda B ✓ 26 ▪ (1974) 605-748-2413
HOUSEHOLDS 2

179TH PL (ENNING)
• ZIP CODE 57737 CAR-RT H077
19580 Keffeler Roger L & Diane V ✓@ 13 ▪ (1971) 605-985-5416
HOUSEHOLDS 1

180TH AVE (WASTA)
• ZIP CODE 57791 CAR-RT H086
22820 Sundquist Orrin M & Zella A ✓ 22 ▪ (1915) 605-993-3661
+ ELM SPRINGS RD INTERSECTS
HOUSEHOLDS 1

183RD ST (NEWELL)
• ZIP CODE 57760 CAR-RT R003
12745 Harmon Richard G & Sabrina R ✓@ 16 ▪ (1974) 605-456-3196
SANIRBAS LEATHER & COWBOY leather goods-dlrs ✓ 605-456-3196
• ZIP CODE 57760 CAR-RT H071
13361 Sterna Joe L & Lorraine A ✓ 13 ▪ (1974) 605-456-1544
13398 Pitts Ronald ✓ 11 ▪ (1974) 605-456-3006
18298 N Lauters Ronald H ✓
BUSINESSES 1 HOUSEHOLDS 4

184TH ST (NEWELL)
• ZIP CODE 57760 CAR-RT R003
13156 Mahaffy Lonnie D ✓ 8 ▪ (1974) 605-456-1608
Mahaffy Melissa K 605-456-1608
13365 Miller Richard D & Sally B ✓ 19 ▪ (1958) 605-456-2811
13372 Bruggman William H ✓ 16 ▪ (1974) 605-456-1327
HOUSEHOLDS 3

185TH AVE (SCENIC)
+ E HWY 44 CONTINUES
+ STATE HWY 44 INTERSECTS
• ZIP CODE 57780 CAR-RT H036
18503 - 18505 No Current Listing (2 Hses)
18521 N Carlson Frank ✓
Olic Patricia A ✓@ 10 ▪ (1983) 605-433-5449
Olic Latona M 605-433-5449
25455 N Foster Susan
25575 Whitcher Ethel M & James A ✓ 3 ▪ (1983) 605-993-6131
HOUSEHOLDS 6

186TH PL (STONEVILLE)
• ZIP CODE 57787 CAR-RT H078
16826 Clark James & Vickie ✓ 12 ▪ (1974) 605-985-5959
16998 Bruch Rebecca 12 ▪ (1974)
HOUSEHOLDS 2

188TH ST (NEWELL)
• ZIP CODE 57760 CAR-RT R003
13202 No Current Listing
13238 Taft Dennis N ✓@ 7 ▪ (1974) 605-456-3248
13279 Berry Roy E & Suzanne K ✓ 13 ▪ (1974) 605-456-1794
13287 Wood Norma ✓ 41 ▪ (1974) 605-456-2169
Wood Jennifer L 605-456-2169
13291 Mahaffy Ann L ✓ 7 ▪ (1974)
13337 Hunt Don G & Branda L ✓ 22 ▪ (1958) 605-456-2453
HOUSEHOLDS 6

190TH AVE (WALL)
• ZIP CODE 57790 CAR-RT H047
22731 Naescher Greg ✓@ 7 ▪ (1975) 605-279-2033
+ CEDAR BUTTE RD INTERSECTS
22999 Michels Harold L & Sue S ✓ 20 ▪ (1975) 605-279-2854
23100 Renner Rodney H & Lindsey ✓@ 50 ▪ (1964) 605-279-2343
23102 - 23110 No Current Listing (4 Hses)
23360 McDonnell Amanda ✓@ 13 ▪ (2004) 605-279-2536
HOUSEHOLDS 8

191ST AVE (STURGIS)
• ZIP CODE 57785 CAR-RT H077
19314 Waterland Allen R ✓ 44 ▪ (1966) 605-985-5994
HOUSEHOLDS 1

193RD AVE (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085
22695 Kammerer Mitchell D & Deanna D ✓@ 13 ▪ (1975) 605-279-2306
HOUSEHOLDS 1

193RD ST (VALE)
• ZIP CODE 57788 CAR-RT R001
12962 Ronken Roland H ✓ 36 ▪ (1974) 605-456-2846
12981 Uhlmann Amanda N ✓ 4 ▪ (1974)
13060 Wells Fred L II & Sherry L ✓ 24 ▪ (1972) 605-456-1420
13076 Wang Jason A ✓ 20 ▪ (1972) 605-456-0115
13145 Martin Gregory S ✓@ 8 ▪ (1974) 605-456-3526
Martin Mclaughlin 605-456-3526
13228 Trohkimoinen George R & Sheryl D ✓ 30 ▪ (1985) 605-456-2836
13265 Trohkimoinen Jill L ✓ 18 ▪ (1985)

193RD ST Cont'd

13683 No Current Listing
HOUSEHOLDS 8

194TH AVE (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085
22291 Willuweit James B ✓ 13 ▪ (1935) 605-457-3362
22293 - 22297 No Current Listing (2 Hses)
22449 Helms Robert E ✓ 53 ▪ (1907) 605-457-2303
22550 Helms Elden H & Lillian R ✓ 36 ▪ (1910) 605-457-2112
HOUSEHOLDS 5

194TH AVE (QUINN)
• ZIP CODE 57775 CAR-RT H084
22900 Sawvell Dale R & Jacqueline M ✓@ 29 ▪ (1989) 605-386-2715
HOUSEHOLDS 1

194TH PL (FAITH)
• ZIP CODE 57626 CAR-RT H071
16651 Klein Terry L ✓ 5 ▪ (1971) 605-739-3015
HOUSEHOLDS 1

194TH ST (SAINT ONGE)
• ZIP CODE 57779 CAR-RT R005
11257 O'Connell Mitch A ✓ 21 ▪ (1973) 605-642-7755
11306 Crago Justin & Stephanie C ✓ 7 ▪ (2005)
HOUSEHOLDS 2

194TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
12806 N Weygaerts John J & Mary E ✓ ▪ (1985)
12840 DAP TRUCKING trucking 605-456-2975
Pies Dale A & Cheryl A ✓@ 36 ▪ (1985) 605-456-2975
12856 No Current Listing
+ BEAR BUTTE RD INTERSECTS
12940 Smoenk Jane 4
12953 Foos Carl R & Joni K ✓@ 24 ▪ (1985) 605-456-2108
12960 Ruff Robert R & Carolyn ✓ 20 ▪ (1985) 605-456-2524
12962 N Robbins Harlan ✓
13004 Lang Virlane G & Judith L ✓ 16 ▪ (1985) 605-456-1460
13042 Skouge Richard G & Nicole M ✓ 9 ▪ (1985)
+ SD HIGHWAY 79 ENDS
13087 Olila Judith A & Art ✓@ 56 ▪ (1985) 605-456-2242
13390 Froelich John A Sr ✓@ 7 ▪ (1985)
Froelich John A Jr
13448 Follette Jarvis J & Janet M ✓ 52 ▪ (1985)
13456 Fortune Janice K ✓ 2 ▪ (1985)
Olson Dale P & Pamela M ✓ 20 ▪ (1985) 605-456-2399
+ NINE MILE RD ENDS
13531 No Current Listing
13548 Crandall Marc G ✓@ 5 ▪ (1974) 605-456-3666
13685 Duprel Gerald P ✓ 56 ▪ (1974) 605-456-2848
13710 Casteel Thomas G ✓ 46 ▪ (1974) 605-456-1181
Casteel Jamie J 605-456-1181
13748 Gallagher Caleb A & Halee ✓ 4 ▪ (1974) 605-456-3759
BUSINESSES 1 HOUSEHOLDS 19

194TH ST (WHITEWOOD)
• ZIP CODE 57793 CAR-RT R001
12370 No Current Listing
12435 Boyle Donn H ✓ 35 ▪ (1985)
Boyle Betty L
12564 No Current Listing
HOUSEHOLDS 3

195TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
13556 Mailloux Kenneth G ✓ 51 ▪ (1974) 605-456-2833
13558 Mailloux Douglas E & Jean A ✓ 51 ▪ (1974) 605-456-2597
13687 Duprel Roz ✓@ 56 ▪ (1974) 605-456-2505
Duprel Collin 605-456-2505
HOUSEHOLDS 3

196TH AVE (WALL)
• ZIP CODE 57790 CAR-RT H047
23755 Ruland Shaun J & Michelle M ✓@ 16 ▪ (1975) 605-386-2016
HOUSEHOLDS 1

196TH ST (SAINT ONGE)
• ZIP CODE 57779 CAR-RT R005
11212 Fitzgerald John H & Mary J ✓ 17 ▪ (1997)
11247 Samuelson Dave S & Valerie A ✓ 22 ▪ (1997)
11292 Smoot John W & Linda K ✓ 13 ▪ (2006) 605-642-1044
11359 Geigle John D & Jane D ✓ 25 ▪ (1890) 605-642-5976
11376 No Current Listing
11461 Brence David W ✓@ 13 ▪ (2000)
Brence Randi
11765 Kari Jacob & Amy ✓ 13 ▪ (1910)
Schrock Jason ✓ 5
HOUSEHOLDS 8

197TH AVE (QUINN)
• ZIP CODE 57775 CAR-RT H084

197TH AVE Cont'd

23120 Lynch Carol E ✓ 14 ▪ (1975)
23122 - 23124 No Current Listing (2 Hses)
23160 N Stuen Amanda ✓
Wolf Gallyn E ✓ 24 ▪ (1964)
Wolf Ronda
HOUSEHOLDS 5

197TH PL (HOWES)
• ZIP CODE 57748 CAR-RT H077
19313 Olson Brian ✓ 18 ▪ (1971) 605-985-5505
19340 Braley Bryan ✓ 9 ▪ (1971)
19342 No Current Listing
HOUSEHOLDS 3

197TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
12917 No Current Listing
12940 JOHNSON CHIROPRACTIC chiropractors dc 605-720-8016
Johnson Corey A & Randa S ✓@ 40 ▪ (1985)
BUSINESSES 1 HOUSEHOLDS 2

198TH AVE (WALL)-FROM 19750 HORTON RD SOUTH
• ZIP CODE 57790 CAR-RT H047
24753 Booth Robin ✓ 8 ▪ (1975)
N James Donnalynn ✓
HOUSEHOLDS 2

199TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
12973 Nohava Desarae @ 6 ▪ (1985)
13600 Casteel Dale L ✓ 26 ▪ (1974)
13694 Casteel Darel C & Debra G ✓ 32 ▪ (1974)
13741 No Current Listing
13753 Casteel Ryan P ✓ 10 ▪ (1974)
Casteel Keri
13777 Anderson Robert J & Marylin ✓ 11 ▪ (1974)
13855 Bertolotto Robert ✓ 16 ▪ (1974)
Wilson Keli ✓ 5 ▪ (1974)
13900 Blotsky William M & Patricia A ✓ 21 ▪ (1974)
13951 Kluck Kenneth H 19 ▪ (1974)
14263 Komes Joshua M & Heidi ✓ 13 ▪ (1974)
HOUSEHOLDS 11

200TH ST (WHITEWOOD)
• ZIP CODE 57793 CAR-RT R001
11933 No Current Listing
HOUSEHOLDS 1

201ST ST (WHITEWOOD)
• ZIP CODE 57793 CAR-RT R002
12458 Critser Heidi H ✓ 12 ▪ (1985)
HOUSEHOLDS 1

202ND ST (STURGIS)-FROM 14345 SD HIGHWAY 34 WEST

203RD ST (WHITEWOOD)
• ZIP CODE 57793 CAR-RT R002
12701 Rohne Sheila ✓ 6 ▪ (1985) 605-347-0019
12780 Baker Judy L & Charles J ✓ 34 ▪ (1985) 605-347-3909
HOUSEHOLDS 2

206TH AVE (QUINN)
• ZIP CODE 57775 CAR-RT H084
22765 Smith Tucker & Jessica ✓ 11 ▪ (1971) 605-386-2020
HOUSEHOLDS 1

207TH PL (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
16130 Smith Keith V & Delores J ✓ 41 ▪ (1974) 605-985-5386
16151 Smith Robert P & Darla D ✓ 13 ▪ (1974) 605-985-5512
HOUSEHOLDS 2

207TH ST (FAITH)
• ZIP CODE 57626 CAR-RT H071
17194 Johnson Christopher W & Sharron E ✓@ 17 ▪ (1980) 605-739-3951
17190 Johnson Judith A ✓ 41 ▪ (1964) 605-739-5581
N Vig Merle E ✓ ▪ (1980)
HOUSEHOLDS 3

207TH ST (STURGIS)-FROM 20999 132ND AVE EAST
• ZIP CODE 57785 CAR-RT H075
13103 Charnholm Loren D & Aida S ✓@ 39 ▪ (1965)
13116 Matz Harold K & Kimberly A ✓@ 17 ▪ (1990)
13141 Griffin Betty M ✓ 36 ▪ (1990) 605-347-4727
13151 CMW MANUFACTURING INC livestock equip/supl-mfrs ✓@ 605-347-5073
Cross Bill B ✓ 13 ▪ (1990)
13155 Delzer Glen R & Cheryl A ✓ 19 ▪ (1990)
13179 Cross Burt C Jr & Cheryl R ✓ 11 ▪ (1990)
13230 Wolf Michael J & Erin @ 5 ▪ (1990)
13240 Tietjen Felicia ✓ 15 ▪ (1990)
13280 Doten Amy E ✓ 13 ▪ (1990)
13311 N Sheddan Donald ✓ ▪ (1990)
Sheddan Angel
13321 Kehn Mark A ✓ 18 ▪ (1990)
13341 Packer Robert D & Lori L ✓@ 20 ▪ (1990) 605-347-4472
13383 Mohr Timothy W ✓@ 3 ▪ (1990)

STREET GUIDE

154TH AVE Cont'd
22750 Wileman Wesley D & Brenda S ✓ 15 ▲ (1975)
HOUSEHOLDS 11

154TH AVE (RAPID CITY)
• ZIP CODE 57703 CAR-RT R009
23085 Purtell Michael E & Cindy G ✓ 19 ▲ (1978) 605-393-2227
HOUSEHOLDS 1

155TH AVE (BOX ELDER)
+ HIGHWAY 1416 CONTINUES
• ZIP CODE 57719 CAR-RT H093
22719 (N) Tiedeman Rachel ▲ (1975)
22727 Nyberg Wade E ✓ 6 ▲ (1975)
Nyberg Nena W
22733 No Current Listing
+ RAILROAD CROSSES
22804 Matlick Matthew O 7 ▲ (1978)
Matlick Kari L
22821 Simmons Bruce L & Rose M ✓ @ 15 ▲ (1972)
HOUSEHOLDS 5

156TH AVE (BOX ELDER)
• ZIP CODE 57719 CAR-RT H093
22833 Mundell David ✓ @ 3 ▲ (1975) 605-754-6121
HOUSEHOLDS 1

157TH AVE (CAPUTA)-FROM 15701 232ND ST SOUTH
• ZIP CODE 57725 CAR-RT H036
23660 Gilles Thomas L & Carolyn J ✓ 24 ▲ (1964) 605-393-0348
HOUSEHOLDS 1

157TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
23101 No Current Listing
23260 Lindgren Steven R ✓ 7 ▲ (2005)
Lindgren Cheryl
HOUSEHOLDS 2

157TH PL (STURGIS)
• ZIP CODE 57785 CAR-RT H075
20947 Graham Jeffrey W ✓ 15 ▲ (1979) 605-985-5970
Graham Shelane M 605-985-5970
HOUSEHOLDS 1

158TH AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
23654 No Current Listing
HOUSEHOLDS 1

158TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22630 - 22645 No Current Listing (2 Hses)
22740 Pendo Robin L ✓ 11 ▲ (1971)
Pendo Gus J
22780 Bierwagen Eugene H & Judy T @ 16 ▲ (1975)
23401 No Current Listing
23433 Deuter Dale G & Cheryl L ✓ 11 ▲ (1975)
23501 Vos Wade ✓ 13 ▲ (1975) 605-393-2857
Vos Dallas 605-393-2857
23510 Rice Alfred M & Serena K ✓ @ 15 ▲ (1926)
23512 No Current Listing
HOUSEHOLDS 9

159TH AVE (NEW UNDERWOOD)-FROM 22601 RERIDE LN WEST
• ZIP CODE 57761 CAR-RT R001
22550 Allen Cris ✓ @ 7
22586 Richardson James D & Julie M 7 ▲ (2006)
22655 Hall Treshelle ✓ 3
Meinen Jeff A ✓ 15 ▲ (1964) 605-754-6764
22690 Anderson Duane J ✓ 17 ▲ (1985) 605-754-6107
22696 (N) Winckler jones Theresa A ✓
22785 - 22830 No Current Listing (2 Hses)
22911 Eberly Daniel A & Deborah L ✓ 9 ▲ (1920) 605-754-6944
23350 Hilmer Donald W ✓ 20 ▲ (1920) 605-754-6731
+ 160TH AVE INTERSECTS
HOUSEHOLDS 10

160TH AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
23600 (N) Bridge Wendy ✓
23790 Derr Jerry W & Theresa L ✓ 18 ▲ (1932)
23798 (N) Schmitz Brian W ✓
(N) Welcher Jessica ✓
HOUSEHOLDS 4

160TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
20901 Nelson James S & Delana ✓ 4 605-985-5478
• ZIP CODE 57761 CAR-RT R001
22515 Anderson Dennis W & Ila M ✓ 17 ▲ (1973) 605-754-6962
22545 Anderson Daryl L & Meri J ✓ 40 ▲ (1964) 605-754-6476
HOUSEHOLDS 3

160TH ST (ELKTON)
• ZIP CODE 57026 CAR-RT R002
1004 Mueller David W ✓ 47 ▲ (1945) 507-548-5491
HOUSEHOLDS 1

161ST AVE (NEW UNDERWOOD)-FROM 16099 226TH ST SOUTH
• ZIP CODE 57761 CAR-RT H081
22588 Berry Randy ✓ 7 605-754-6455
22590 Bills George L & Betty M ✓ 22 ▲ (1972) 605-754-6564
• ZIP CODE 57761 CAR-RT R001
22661 Jensen Janice J ✓ 19 ▲ (1955) 605-754-6526
Jensen Jane M 605-754-6526
22690 Boydston Charles L & Mary M ✓ 17 ▲ (1959) 605-754-6947
22692 Boydston Dale ✓ 8 ▲ (1971) 605-754-6908
• ZIP CODE 57761 CAR-RT H081
22782 Johnson Oliver B & Elizabeth ✓ 7 605-754-6424

161ST AVE Cont'd
22794 Bessette Kelle V ✓ 17 ▲ (1971) 605-754-6134
Bessette Janet M 605-754-6134
(N) Charles Galla
22796 (N) Zelfer Mark F & Gloria ✓ ▲ (1971) 605-754-6495
22798 2 (N) Pearson Kristie ✓
2 (N) Skorseth Paul ✓
• ZIP CODE 57761 CAR-RT R001
22858 - 22893 No Current Listing (2 Hses)
22895 Ness Marvin ✓ 30 ▲ (1920) 605-754-6796
Ness Dallas D 605-754-6796
22897 Ness Clint L & Paige ✓ 23 ▲ (1964) 605-754-6433
22910 Hooper Douglas S & Lynne ✓ @ 4 605-754-6035
22924 Carmichael Brady ✓ 7 ▲ (1971) 605-754-6987
Carmichael Casey 605-754-6987
22929 Knuppe Carl L ✓ 8 605-754-6473
23205 Crosbie Gene F & Alma M ✓ @ 20 ▲ (1918) 605-754-6768
23209 Crosbie Albert W & Dolores I ✓ 13 ▲ (1975) 605-754-6551
HOUSEHOLDS 20

164TH AVE (NEW UNDERWOOD)
+ HIGHWAY 1416 CONTINUES
• ZIP CODE 57761 CAR-RT R001
22705 Richter Paul W ✓ 11 ▲ (1971) 605-754-6460
Richter Jodi 605-754-6460
22725 Richter William D & Helen M ✓ 15 ▲ (1970) 605-754-6540
22726 Richter Dallas W ✓ 21 ▲ (1964) 605-754-6983
+ RAILROAD CROSSES
22896 TRULLINGER & TRULLINGER auto dlrs-used cars ✓ @
.....605-754-6577
22898 Beer Brad B & Amber ✓ 3 605-754-6073
22911 Aldren Richard O ✓ 10 ▲ (1971) 605-754-6289
22930 (N) Smith Benjamin L ✓
Smith Rebecca J
BUSINESSES 1 **HOUSEHOLDS 6**

167TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22650 Garrett David L ✓ 36 ▲ (1927) 605-754-6593
HOUSEHOLDS 1

167TH PL (UNION CENTER)
• ZIP CODE 57787 CAR-RT H078
19799 Opstedahl Ronald D & Linda L ✓ @ 36 ▲ (1977)
.....605-985-5328
HOUSEHOLDS 1

169TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22910 Johnson Archie L & Shirley M ✓ @ 8 ▲ (1975) 605-798-5140
HOUSEHOLDS 1

170TH ST (ELKTON)
• ZIP CODE 57026 CAR-RT R002
1122 Holm Bruce C ✓ 15 ▲ (1945) 507-368-4801
Holm Elizabeth A 507-368-4801
HOUSEHOLDS 1

171ST AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
22531 Meyer William L ✓ 18 ▲ (1930) 605-798-5221
22735 Wiebers Todd P & Danielle S ✓ 18 ▲ (1971) 605-798-2110
22739 Wiebers Cheryl J & Donald P ✓ 18 ▲ (1971) 605-798-5541
22820 Prellee Troy ✓ 4 605-798-2008
22903 Maynard Del S & Marla K ✓ @ 21 ▲ (1930) 605-798-2149
+ 230TH ST BEGINS
HOUSEHOLDS 5

173RD AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
24300 Sealine Kimberly K ✓ 17 ▲ (1971) 605-993-6102
TATANKA TRADING POST trading posts ✓ @ 605-993-3303
Trople Thomas F & Jenny M ✓ @ 21 ▲ (1964) 605-993-6102
24347 Lehrkamp Mike ✓ 3
Lehrkamp Jodie S
MIKE & JODIE LEHRKAMP SHOP nonclassified establishments @ 605-993-6541
BUSINESSES 2 **HOUSEHOLDS 3**

173RD AVE (OWANKA)
+ LAKESIDE RD INTERSECTS
• ZIP CODE 57767 CAR-RT H038
22601 Parks Paul E & Ronda E ✓ 12 ▲ (1979) 605-798-5261
22661 Simon Monte G & Connie E ✓ 16 ▲ (1964) 605-798-5115
22700 Page Skip ✓ 3 605-798-2004
22703 Williamson Glen A & Barbara S ✓ 10 ▲ (1971) 605-798-2180
22711 No Current Listing
22815 (N) Andrews X ✓
Tisdale Patrick L & Marla A ✓ 9 ▲ (1971) 605-798-2132
22900 Reeves Wes L & Judith E ✓ 11 ▲ (1980) 605-798-5405
22902 Reeves Dustin W 4 ▲ (1971)
Reeves Sunnie D
22938 Jensen Lonny A & Delayna ✓ 7 ▲ (1971) 605-798-2301
23150 No Current Listing
23201 Stover Timothy N & Sheila A ✓ 13 ▲ (1971) 605-798-2160
23211 Dressler Daryl G & Patsy ✓ 8 ▲ (1900) 605-798-5353
23223 Stover David D & Sheila A ✓ 35 ▲ (1980) 605-798-5363
+ 232ND ST ENDS
HOUSEHOLDS 14

173RD ST (FAITH)-FROM 16117 STATE HWY 73
• ZIP CODE 57626 CAR-RT H071
20071 COLLINS RANCH ranches @ 605-739-3151
Collins Robert L & Jennie L ✓ 39 ▲ (1964) 605-739-3151
BUSINESSES 1 **HOUSEHOLDS 1**

174TH PL (RED OWL)
• ZIP CODE 57787 CAR-RT H001
18467 Andrews Theron D ✓ @ 36 ▲ (1953) 605-985-5287
Andrews Dean T 605-985-5287

174TH PL Cont'd
(N) Kolbu Orville ✓
HOUSEHOLDS 2

175TH AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
23050 No Current Listing
23054 Freeman Lindell J ✓ 11 ▲ (1971) 605-798-5312
Freeman Larry R 605-798-5312
HAF INC welding & steel fabrication ✓ @ 605-798-5312
BUSINESSES 1 **HOUSEHOLDS 2**

176TH AVE (SCENIC)
• ZIP CODE 57780 CAR-RT H047
24382 Bessette Douglas P & Kathleen M ✓ 19 ▲ (1971)
.....605-993-6511
24388 No Current Listing
24449 Childers Eddie L ✓ 7
Childers Patricia
24451 Bessette Leroy T ✓ 20 ▲ (1947) 605-993-6811
HOUSEHOLDS 4

177TH PL (OPAL)
• ZIP CODE 57758 CAR-RT H079
16960 Heidler John P & Carmen ✓ 8 ▲ (1976)
(N) Heidler Oj ✓ 605-748-2446
16961 No Current Listing
17236 (N) Heidler John P ✓ 605-748-2271
Heidler Carmen 605-748-2271
HOUSEHOLDS 4

178TH PL (OPAL)
• ZIP CODE 57758 CAR-RT H079
17150 Price Harley M & Ellen L ✓ 36 ▲ (1976) 605-748-2488
17252 Price Danny J & Larinda B ✓ 21 ▲ (1976) 605-748-2413
HOUSEHOLDS 2

179TH PL (ENNING)
• ZIP CODE 57737 CAR-RT H077
19580 Keffeler Roger L & Diane V ✓ @ 8
HOUSEHOLDS 1

180TH AVE (WASTA)
• ZIP CODE 57791 CAR-RT H086
22820 Sundquist Orrin M & Zella A ✓ 17 ▲ (1915) 605-993-3661
+ ELM SPRINGS RD INTERSECTS
HOUSEHOLDS 1

183RD ST (NEWELL)
• ZIP CODE 57760 CAR-RT R001
12745 Harmon Richard G & Sabrina R ✓ 11 ▲ (1965) 605-456-3196
• ZIP CODE 57760 CAR-RT H071
13361 Sterna Joe B & Lorraine A ✓ 8 ▲ (1965) 605-456-1544
13396 Pitts Ronald ✓ 9 605-456-3006
HOUSEHOLDS 3

184TH ST (NEWELL)
• ZIP CODE 57760 CAR-RT R001
13139 Rhoden Wesley ✓ 8 605-456-1688
13156 No Current Listing
13365 Miller Richard D & Sally B ✓ 14 ▲ (1958) 605-456-2811
13372 Bruggman William H ✓ 11 ▲ (1965) 605-456-1327
HOUSEHOLDS 4

185TH AVE (SCENIC)
+ E HWY 44 CONTINUES
+ STATE HWY 44 INTERSECTS
• ZIP CODE 57780 CAR-RT H036
18501 (N) Faris Stacy ✓
Whitcher James A & Jacqueline ✓ 20 ▲ (1971) ..605-993-6131
18521 Olic Patricia A ✓ 5 ▲ (1971) 605-433-5449
Olic Andrea R 605-433-5449
HOUSEHOLDS 3

186TH PL (STONEVILLE)
• ZIP CODE 57787 CAR-RT H078
16826 Clark James & Vickie ✓ 7 ▲ (1976) 605-985-5959
16998 No Current Listing
HOUSEHOLDS 2

188TH ST (NEWELL)
• ZIP CODE 57760 CAR-RT R001
13202 No Current Listing
13238 Taft Dennis ✓ 2 605-456-3248
13279 Berry Roy E & Suzanne K ✓ 18 ▲ (1965) 605-456-1794
13287 Wood Cleo A ✓ 36 ▲ (1965) 605-456-2169
Wood Jennifer L 605-456-2169
13291 (N) Mahaffy Theodore C & Ann L ✓ ▲ (1965)
13337 Hunt Don G & Brenda L ✓ 17 ▲ (1958) 605-456-2453
HOUSEHOLDS 6

190TH AVE (WALL)
• ZIP CODE 57790 CAR-RT H047
22731 Naescher Greg ✓ 2 605-279-2033
+ CEDAR BUTTE RD INTERSECTS
22999 Michels Harold L & Sue S ✓ 15 ▲ (1955) 605-279-2854
23100 Renner Rodney H & Lindsey ✓ 45 ▲ (1964) 605-279-2343
23360 McDonnell Mandi J ✓ 8 ▲ (2004) 605-279-2536
HOUSEHOLDS 4

191ST AVE (STURGIS)
• ZIP CODE 57785 CAR-RT H077
19314 Waterland Allen R ✓ 39 ▲ (1966) 605-985-5994
HOUSEHOLDS 1

193RD AVE (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085

PKST 498023

This directory is property of Polk City Directories. It is leased for the personal use of the subscriber. Use of this directory is subject to the Terms of Use appearing on the title page of this directory. This information changes by 60% each year. For an updated directory call 1-800-275-7655 or www.citydirectory.com

154TH AVE Cont'd
23445 LARSON FLOORING carpet layers 605-391-6235
BUSINESSES 1 HOUSEHOLDS 2

155TH AVE (BOX ELDER)
+ HIGHWAY 1416 CONTINUES
• ZIP CODE 57719 CAR-RT H093
22727 Ⓦ Nyberg Wade E
22733 RAMCON CONSTRUCTION painters 605-923-5160
Ⓦ Riddle Myrtle 605-923-5160
+ RAILROAD CROSSES
+ RAILROAD CONTINUES
22804 No Current Listing
22821 Simmons Bruce L [10]♠ 605-923-5320
BUSINESSES 1 HOUSEHOLDS 4

157TH AVE (CAPUTA)-FROM 15701 232ND ST SOUTH
• ZIP CODE 57725 CAR-RT H036
23660 Gilles Thomas L [15]♠ 605-393-0348
23670 Reimann Chris [8] 605-393-2892
HOUSEHOLDS 2

157TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
23101 Powell Vern E [27]♠ 605-393-2343
Powell Florabelle M 605-393-2343
23260 Ⓦ Lindgren Steve 605-393-9800
Lindgren Charlie 605-393-9800
HOUSEHOLDS 2

157TH PL (STURGIS)
• ZIP CODE 57785 CAR-RT H075
20947 Graham Jeffrey W [10] 605-985-5970
Graham Shelane M 605-985-5970
HOUSEHOLDS 1

158TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22630 Nelson Wayne & Stacey [9]♠ 605-754-6416
22645 No Current Listing
22740 Pendo George J & Robin L [6]♠
22780 Bierwagen Eugene H [11]♠ 605-754-6206
Bierwagen Judy T 605-754-6206
23401 Ⓦ Volmer Denise A
23433 No Current Listing
23501 Vos Wade [8]♠ 605-393-2857
Vos Dallas 605-393-2857
23510 Rice Alfred M & Serena K [10]♠
23512 HORSEMAN'S OUTFIT bed & breakfast accommodations
.....605-393-9719
BUSINESSES 1 HOUSEHOLDS 8

159TH AVE (NEW UNDERWOOD)-FROM 22601 RERIDE LN WEST
• ZIP CODE 57761 CAR-RT R001
22552 Allen Robert E & Cristina M [9]♠
22586 Richardson James D [2]
Richardson Julie M
22655 Meiren Jeff A [10]♠ 605-754-6764
22690 Anderson Duane J [12]♠
22785 MEADOW CREEK RANCH ranches 605-754-6180
22830 Schaaf Edwin [3] 605-754-6202
22911 Eberly Dan [4] 605-754-6944
Eberly Deb 605-754-6944
23350 Hilmer Donald W [15]♠ 605-754-6731
+ 160TH AVE INTERSECTS
BUSINESSES 1 HOUSEHOLDS 7

160TH AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
23600 Hieb Harry M [26]♠ 605-754-6437
23790 No Current Listing
23798 Ⓦ Dines Melanie A
HOUSEHOLDS 3

160TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
20901 Lange J [4] 605-985-5478
• ZIP CODE 57761 CAR-RT R001
22515 Anderson Dennis W [12]♠ 605-754-6962
Anderson Ila M 605-754-6962
22545 Anderson Daryl L [38]♠ 605-754-6476
HOUSEHOLDS 3

160TH ST (ELKTON)
• ZIP CODE 57026 CAR-RT R002
1004 Mueller David W [42]♠ 507-548-5491
HOUSEHOLDS 1

161ST AVE (NEW UNDERWOOD)-FROM 16099 226TH ST SOUTH
• ZIP CODE 57761 CAR-RT H081
22588 Berry Randy [2] 605-754-6455
22590 Bills George L [17]♠ 605-754-6564
Bills Betty M 605-754-6564
• ZIP CODE 57761 CAR-RT R001
22661 Jensen Janice J [12]♠ 605-754-6526
22690 Boydston Charles L [12]♠ 605-754-6947
Boydston Margaret 605-754-6947
22692 Boydston Dale [3] 605-754-6908
• ZIP CODE 57761 CAR-RT H081
22762 Johnson Oliver B & Elizabeth [2]♠ 605-754-6424
22794 Bessette Kelle V [12]♠
Bessette Janet M
22796 No Current Listing
22798 Edoff Wanda [2] 605-754-6233
• ZIP CODE 57761 CAR-RT R001
22858 No Current Listing
22893 Williamson Pat A [37]♠ 605-754-6956
Williamson Kay E 605-754-6956
22895 Ness Dallas D [25]♠ 605-754-6796
Ness Marvin 605-754-6796

161ST AVE Cont'd
22897 Ness Clint L [18]♠ 605-754-6433
22910 NIEDERWERDER AGENCY INC insurance 605-754-6194
22924 Carmichael Brady [2] 605-754-6987
22929 Knuppe Carl [3] 605-754-6473
23205 Crosbie Gene F [15]♠ 605-754-6768
Crosbie Alma M 605-754-6768
23209 Crosbie Albert W & Dolores I [8]♠ 605-754-6551
BUSINESSES 1 HOUSEHOLDS 17

164TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22705 Richter Paul & Jodi [6]♠ 605-754-6460
22725 Richter William [19]♠ 605-754-6540
22726 Richter Dallas W [16]♠ 605-754-6983
Richter Helen M 605-754-6983
22896 Trullinger Ron K & Kammy K [6]♠ 605-754-6577
22898 No Current Listing
22911 Aldren Richard O [3]♠ 605-754-6289
22930 No Current Listing
HOUSEHOLDS 7

167TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22650 Garrett David L & Robin R [31]♠ 605-754-6593
HOUSEHOLDS 1

167TH PL (UNION CENTER)
• ZIP CODE 57787 CAR-RT H076
19799 Opstedahl Ronald D [31]♠ 605-985-5328
HOUSEHOLDS 1

169TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22910 Johnson Archie [3] 605-798-5140
HOUSEHOLDS 1

170TH ST (ELKTON)
• ZIP CODE 57026 CAR-RT R002
1122 Holm Bruce C [10]♠
Holm Elizabeth A
HOUSEHOLDS 1

171ST AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
22531 Meyer William [13]♠ 605-798-5221
Meyer Leo 605-798-5221
22735 Wiebers Todd P [13]♠ 605-798-2110
Wiebers Donald P 605-798-2110
22903 Maynard Del S & Marla K [16]♠ 605-798-2149
HOUSEHOLDS 3

173RD AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
24300 Sealine Kimberly K [12]♠ 605-993-6102
TATANKA TRADING POST trading posts 605-993-3303
24347 Jensen Francis M [29]♠ 605-993-6541
BUSINESSES 1 HOUSEHOLDS 2

173RD AVE (OWANKA)-FROM 17299 230TH ST SOUTH
+ LAKESIDE RD INTERSECTS
• ZIP CODE 57767 CAR-RT H038
22601 Parks Paul E & Ronda E [2] 605-798-5261
22661 Simon Monte G & Connie E [11]♠ 605-798-5115
22663 Simon Elmer C [20]♠ 605-798-2113
Simon Norma E 605-798-2113
22700 Tines Patricia A [19]♠ 605-798-2139
22703 Williamson Glen & Barbara [5]♠ 605-798-2180
22711 No Current Listing
22815 Tisdale Patrick L & Marla A [4]♠ 605-798-2132
22900 No Current Listing
22902 Reeves Wes & Sunnie [6]♠ 605-798-5405
22983 Jensen Lonny A & Delayna [2]♠ 605-798-2301
23201 Stover Timothy N & Sheila A [9]♠ 605-798-2160
23211 Dressler Patsy [4]♠ 605-798-5353
Dressler Daryl G 605-798-5353
23223 Stover David D [30]♠ 605-798-5363
Stover Marilyn E 605-798-5363
+ 232ND ST ENDS
HOUSEHOLDS 13

173RD ST (FAITH)-FROM 16117 STATE HWY 73
• ZIP CODE 57626 CAR-RT H071
20071 Collins Robert L & Jennie L [34]♠ 605-739-3151
HOUSEHOLDS 1

174TH PL (RED OWL)
• ZIP CODE 57787 CAR-RT H081
18467 Andrews Dean T [31]♠ 605-985-5287
Andrews Sandra K 605-985-5287
HOUSEHOLDS 1

175TH AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
23054 Freeman Lindell J [9]♠ 605-798-2126
Freeman Larry R 605-798-2126
HAF INC welding & steel fabrication 605-798-5312
BUSINESSES 1 HOUSEHOLDS 1

176TH AVE (SCENIC)
• ZIP CODE 57780 CAR-RT H047
24382 Bessette Douglas P & Kathleen M [19]♠ 605-993-6511
24388 No Current Listing
24451 Bessette Leroy T [15]♠ 605-993-6811
+ BEAR CREEK RD INTERSECTS
+ BEAR CREEK RD INTERSECTS
HOUSEHOLDS 3

177TH PL (OPAL)
• ZIP CODE 57758 CAR-RT H079

177TH PL Cont'd
16960 Heidler John & Carmen [3]♠ 605-748-2271
17236 No Current Listing
HOUSEHOLDS 2

178TH PL (OPAL)
• ZIP CODE 57758 CAR-RT H079
17150 Price Harley M [31]♠ 605-748-2488
Price Ellen L 605-748-2488
17252 Price Dan [18]♠ 605-748-2413
HOUSEHOLDS 2

179TH PL (ENNING)
• ZIP CODE 57737 CAR-RT H077
19580 Kelleter Roger L & Diane V [24]♠ 605-985-5416
HOUSEHOLDS 1

180TH AVE (WASTA)
• ZIP CODE 57791 CAR-RT H086
22820 Sundquist Orrin M & Zella A [12]♠ 605-993-3661
+ ELM SPRINGS RD INTERSECTS
HOUSEHOLDS 1

183RD ST (NEWELL)
• ZIP CODE 57760 CAR-RT R001
12745 Harmon Richard G & Sabrina R [8]♠ 605-456-3196
• ZIP CODE 57760 CAR-RT H071
13361 Sterna Joe B & Lorraine [3]♠ 605-456-1544
13398 Ⓦ Pitts Ronald 605-456-3006
18298 No Current Listing
HOUSEHOLDS 4

184TH ST (NEWELL)
• ZIP CODE 57760 CAR-RT R001
13139 Rhoden Wesley [3]♠ 605-456-1688
13156 Steinmetz Luke D [9]♠ 605-456-0134
Steinmetz Nina L 605-456-0134
13365 Miller Richard O [3]♠ 605-456-2811
Miller Ila M 605-456-2811
13372 Bruggman William H [7]♠ 605-456-1327
HOUSEHOLDS 4

185TH AVE (SCENIC)
+ E HWY 44 CONTINUES
• ZIP CODE 57780 CAR-RT H036
18501 Whitcher James A [15]♠ 605-993-6131
Whitcher Ethel M 605-993-6131
18521 No Current Listing
HOUSEHOLDS 2

186TH PL (STONEVILLE)
• ZIP CODE 57787 CAR-RT H076
16826 Clark James & Vickie [2] 605-985-5959
16998 Bruch Jos V [2]
HOUSEHOLDS 2

188TH ST (NEWELL)
• ZIP CODE 57760 CAR-RT R001
13202 No Current Listing
13238 Ⓦ Bowen Jean A♠ 605-456-1683
13244 No Current Listing
13279 Berry Roy E & Suzanne K [3]♠ 605-456-1794
13287 Wood Cleo A [31]♠ 605-456-2169
Wood Jennifer 605-456-2169
13337 Hunt Donovan G & Brenda L [12]♠ 605-456-2453
HOUSEHOLDS 6

190TH AVE (WALL)
• ZIP CODE 57790 CAR-RT H047
22999 Michels Harold L & Sue S [10]♠ 605-279-2854
23100 Renner Rodney H & Cheryl L [40]♠ 605-279-2343
23360 McDonnell Travis & Mandi [3] 605-279-2536
23401 Kjerstad Kevin J [12]♠ 605-279-2088
Kjerstad Melissa 605-279-2088
HOUSEHOLDS 4

191ST AVE (STURGIS)
• ZIP CODE 57785 CAR-RT H077
19314 Waterland Allen R [34]♠ 605-985-5994
HOUSEHOLDS 1

193RD AVE (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085
22695 Kammerer Mitch & Deanna [3]♠ 605-279-2306
HOUSEHOLDS 1

193RD ST (VALE)
• ZIP CODE 57788 CAR-RT R003
12962 Ronken Roland H & Delores E [28]♠ 605-456-2846
• ZIP CODE 57788 CAR-RT R001
13060 Wells Fred L R & Sherry L [14]♠ 605-456-1420
13076 Wang Homer A [10]♠ 605-456-0115
Wang Jason A 605-456-0115
13145 McLaughlin Kenny E [2] 605-456-1936
McLaughlin Loree S 605-456-1936
• ZIP CODE 57788 CAR-RT R003
13228 Trohkimoinen Robert G & Sheryl D [20]♠ 605-456-2836
13265 Trohkimoinen Ty J & Jill L [5]♠ 605-456-2897
13287 Ⓦ Hudson William S
Hudson Francine J
HOUSEHOLDS 7

194TH AVE (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085
22291 Willuweit James B [9]♠ 605-457-3362
22295 No Current Listing
22449 Helms Robert [43]♠ 605-457-2303

This directory is property of Polk City Directories. It is leased for the personal use of the subscriber. Use of this directory is subject to the Terms of Use appearing on the title page of this directory. This information changes by 60% each year. For an updated directory call 1-800-275-7655 or www.citydirectory.com

143RD AVE Cont'd
3422 Gorman Mike [8] 605-394-8482
3430 Not Verified
3490 DAY & NIGHT PLUMBING plumbing contractors 605-342-2265
Franke Jack D [9]▲ 605-348-4363
Franke Dalonda K 605-348-4363
TES INC mobile homes 605-348-4363
3600 Tanner Jerald [7]▲ 605-388-9341
Tanner Eris J 605-388-9341
3700 Brumbaugh Dale J & Melody A [2] 605-394-7714
3710 Hersch David M & Deborah J [9]▲ 605-341-3207
3800 Cadwell Claudia J & Mark L [8]▲ 605-355-0859
3950 Holter Daniel C & Lavada I [9]▲ 605-343-2270
4268 - 4350 Not Verified (2 Hses)
4400 ⊕ Anderson Michael J & Lynae L 605-348-1032
4500 Lee Darwin W [12]▲ 605-343-7764
4580 Feickert Quinten E & Eileen M [9]▲ 605-348-6106
4750 Feickert Terri R [5]
5000 Bolton Scott J [4]▲ 605-348-8669
Bolton Darcy L 605-348-8669
5050 ⊕ Twiss Amanda 605-343-5202
5100 Satterlee Shelley G [11]▲ 605-348-6451
5200 Fish Richard A & Peggy S [5]▲ 605-341-4934
5400 Not Verified
+ NEVA WAY ENDS
22246 ⊕ Backman Olof 605-343-1518
22311 ⊕ Heidgerken B V 605-343-4057
22372 Huebner Galen E & Shana L [5] 605-342-6866
BUSINESSES 3 HOUSEHOLDS 102

149TH AVE (RAPID CITY)-FROM 14899 229TH ST SOUTH
• ZIP CODE 57703 CAR-RT R009
22939 Melio Kevin F & Jody L [6]▲ 605-923-1291
22965 Klueber Eddie D & Mary A [8]▲
HOUSEHOLDS 2

150TH AVE (BOX ELDER)
• ZIP CODE 57719 CAR-RT H082
22306 Olson James W & Sally A [2]▲ 605-923-1569
22341 ⊕ Kinsella Patrick R & Pamela A 605-923-4151
PAT'S PAINTING painters 605-388-8727
22374 ⊕ Thompson Doug 605-923-5368
Thompson Kelly A 605-923-5368
22413 ⊕ Andersh Timothy W & Elaine E▲ 605-923-5874
22414 Berry Roy E & Suzanne K [8]▲ 605-923-3311
22421 ⊕ Beasley Darrell W▲ 605-923-4563
Beasley Juanita D 605-923-4553
22422 Berry Henry E & Martha M [17]▲ 605-923-5649
22429 ⊕ Martin Patsy 605-923-6224
22439 ⊕ Johnson Kurt L & Maxine A▲ 605-923-6683
22446 Not Verified
22453 ⊕ Scott Robert E▲
Scott John J
22472 ⊕ Olson Larry 605-923-5694
22477 Phillips Darrell E & Dianna M [3]▲ 605-923-1238
22487 Williams Melissa M [2] 605-923-4926
22493 Hanson Mark B & Shirley M [3]▲ 605-923-3036
BUSINESSES 1 HOUSEHOLDS 15

151ST AVE (BOX ELDER)
+ 225TH ST INTERSECTS
• ZIP CODE 57719 CAR-RT H082
22436 Lipp Donald E [8]▲ 605-923-4118
Lipp Tonia M 605-923-4118
+ E NIKE ST BEGINS
22550 Hatch Allen G [10]▲ 605-923-4291
Hatch Sheryl K 605-923-4291
22558 1/2 ⊕ Katzenberger Andrea J
22576 Richards Sonny [2]▲ 605-923-7427
Richards Robert W 605-923-7427
22598 Not Verified
22600 Knodel Mark A & Marilyn M [5]▲ 605-923-6445
22650 Ireland Buddy L [20]▲ 605-923-5269
Ireland Lana M 605-923-5269
22654 ⊕ Stilwell Larry & Becky 605-923-2743
22735 Magbuhat Ignacio P Jr [13]▲ 605-923-2397
Magbuhat Iggie P Jr 605-923-2397
22745 Pengra Carl D & Carol J [20]▲ 605-923-5551
+ HIGHWAY 1416 INTERSECTS
HOUSEHOLDS 10

152ND PL (BOX ELDER)
• ZIP CODE 57719 CAR-RT H082
22370 Bockwoldt James L & Jeannine D [10]▲ 605-923-2366
HOUSEHOLDS 1

153RD AVE (RAPID CITY)
• ZIP CODE 57703 CAR-RT R009
23130 ⊕ Herber Jerry & Nicole 605-393-8339
HOUSEHOLDS 1

154TH AVE (BOX ELDER)
• ZIP CODE 57719 CAR-RT H082

154TH AVE Cont'd
22420 Todd Al & Susan [4]▲ 605-923-6065
22520 Stratman James E & Merri L [3] 605-923-7979
22521 ⊕ Peterson Jeffrey S & Jodi
22580 Madsen Kenny N [3]▲ 605-923-3718
Madsen Cynthia F 605-923-3718
22601 Williams Lyle L & Viola R [2]▲
22670 Heidinger Craig A & Linda M [10]▲ 605-923-2878
22750 Wileman Wesley D & Brenda S [3]▲ 605-923-6331
HOUSEHOLDS 7

154TH AVE (RAPID CITY)
• ZIP CODE 57703 CAR-RT R009
23085 Purtell Michael E [9]▲ 605-393-2227
Purtell Christy M 605-393-2227
23433 Olerud Roger D [3]▲ 605-393-2016
HOUSEHOLDS 2

155TH AVE (BOX ELDER)
• ZIP CODE 57719 CAR-RT H082
22719 Adams Robert L [11]▲ 605-923-6558
Adams Loren G 605-923-6558
+ RAILROAD CROSSES
22804 ⊕ Husman Matt
Husman Mark
22821 Simmons Bruce L [8]▲ 605-923-5320
Simmons Rose M 605-923-5320
HOUSEHOLDS 3

155TH AVE (NEW UNDERWOOD)
+ 226TH ST BEGINS

157TH AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
23660 Gilles Thomas L & James R [14]▲ 605-393-0348
23670 ⊕ Reimann Chris 605-393-2892
HOUSEHOLDS 2

157TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
23101 Not Verified
HOUSEHOLDS 1

158TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22645 Not Verified
22740 ⊕ Penoo George J & Robin L
22780 Bierwagen Eugene H [2]▲ 605-754-6206
Bierwagen Dallas E 605-754-6206
22784 Winegar Cerrie L & Jason J [4]▲ 605-754-6290
23401 Deuter Dale G & Cheryl L [19]▲ 605-393-1901
23433 ⊕ Deuter Jeremy & Jennifer 605-393-2351
23501 Vos Wade [3]▲ 605-393-2857
Vos Dallas 605-393-2857
23510 Rice Alfred M & Serena K [5]▲ 605-393-9719
HOUSEHOLDS 8

159TH AVE (BOX ELDER)

159TH AVE (NEW UNDERWOOD)-FROM 15901 226TH ST SOUTH
• ZIP CODE 57761 CAR-RT R001
22552 Allen Robert E & Cristina M [4]▲ 605-754-6292
+ 226TH ST INTERSECTS
22655 - 22690 Not Verified (2 Hses)
22785 Schaal Robert R & Angus [2]▲ 605-754-6180
23350 Hilmer Donald [2]▲ 605-754-6731
HOUSEHOLDS 5

160TH AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
23790 Derr Jerry W & Theresa L [2]▲
HOUSEHOLDS 1

160TH AVE (NEW UNDERWOOD)-FROM 16001 226TH ST
• ZIP CODE 57761 CAR-RT R001
22515 Anderson Steven N [7]▲
Anderson Ilia M
22525 - 22545 Not Verified (2 Hses)
HOUSEHOLDS 3

161ST AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
22590 Ellis Betty M [11]▲
Ellis George L
• ZIP CODE 57761 CAR-RT R001
22661 - 22690 Not Verified (2 Hses)
22858 Swanson Steven G & Laurie A [18]▲ 605-754-6946
22893 - 22897 Not Verified (3 Hses)
22910 Niederwerder Galen G [9]▲
Niederwerder Donna J
23205 Not Verified
HOUSEHOLDS 9

164TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22705 ⊕ Richter Paul & Jodi 605-754-6460
22725 1 - 2 Not Verified (2 Apts)
22726 Richter Sherry L [11]▲ 605-754-6246
Richter Helen M 605-754-6246
HOUSEHOLDS 4

167TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001

167TH AVE Cont'd
22650 Not Verified
HOUSEHOLDS 1

169TH AVE (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT R001
22910 Not Verified
HOUSEHOLDS 1

171ST AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
22531 - 22735 Not Verified (2 Hses)
22739 Wiebers Donald P [7]▲ 605-798-5541
Wiebers Cheryl J 605-798-5541
22903 Maynard Del S [11]▲
Maynard Marla K
HOUSEHOLDS 4

173RD AVE (CAPUTA)
• ZIP CODE 57725 CAR-RT H036
24300 ⊕ Stoddard Jesse 605-993-6102
24347 Not Verified
+ HEINRICH RD INTERSECTS
HOUSEHOLDS 2

173RD AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
22661 Simon Monte G & Connie E [5]▲
22663 Not Verified
22700 Tines Jim [8]▲ 605-798-2222
Tines Patricia A 605-798-2222
22711 - 22900 Not Verified (2 Hses)
22904 ⊕ Reeves Dustin 605-798-2490
+ 230TH ST CONTINUES
23150 Not Verified
23201 Stover Sheila A & Timothy N [4]▲
23215 - 23223 Not Verified (2 Hses)
HOUSEHOLDS 10

175TH AVE (OWANKA)
• ZIP CODE 57767 CAR-RT H038
23050 - 23054 Not Verified (2 Hses)
HOUSEHOLDS 2

176TH AVE (SCENIC)
• ZIP CODE 57780 CAR-RT H047
24380 Bessette Vila M [9]▲ 605-993-3163
Bessette Walter T 605-993-3163
24382 Bessette Douglas P & Kathleen M [8]▲
24384 - 24451 Not Verified (3 Hses)
HOUSEHOLDS 5

179TH AVE (WASTA)
• ZIP CODE 57791 CAR-RT H086
22655 Not Verified
HOUSEHOLDS 1

180TH AVE (WASTA)
• ZIP CODE 57791 CAR-RT H086
22820 Sundquist Orrin M & Zella H [7]▲
HOUSEHOLDS 1

185TH AVE (SCENIC)-FROM 18659 E HIGHWAY 44 SOUTH
• ZIP CODE 57780 CAR-RT H036
18501 Not Verified
HOUSEHOLDS 1

190TH AVE (WALL)
• ZIP CODE 57790 CAR-RT H047
22731 - 23401 Not Verified (3 Hses)
23409 Kjerstad Kevin J [8]▲
Kjerstad Melissa
HOUSEHOLDS 4

194TH AVE (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085
22291 - 22552 Not Verified (3 Hses)
HOUSEHOLDS 3

194TH AVE (QUINN)
• ZIP CODE 57775 CAR-RT H084
22900 Not Verified
HOUSEHOLDS 1

194TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
13004 ⊕ Lang Virlane G & Judith L▲ 605-456-1460
13006 ⊕ Lang Nicole 605-456-1475
• ZIP CODE 57788 CAR-RT R003
13083 Holst Alvin & Ida L [2]▲ 605-456-1377
• ZIP CODE 57788 CAR-RT R001
13395 Follette George C [20]▲ 605-456-2407
Follette Jarvis J 605-456-2407
13456 Olson Dale P & Pamela M [3]▲ 605-456-2399
13531 Derby Eugene S & Joanne A [14]▲ 605-456-2794
13548 ⊕ Burk Marjorie L 605-456-2187
13685 ⊕ Duprel Donna 605-456-2439
Duprel Gerald 605-456-2439
13748 Riesland Raymond W [4]▲ 605-456-1010
Riesland Dallene J 605-456-1010
HOUSEHOLDS 9

194TH ST (WHITEWOOD)
• ZIP CODE 57793 CAR-RT R002
12534 ⊕ Boyle Harold & Betty 605-269-9214
12564 ⊕ Klaitheksel Roy & Carol 605-269-2561
HOUSEHOLDS 2

195TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
13556 Mailloux Kenneth G [20]▲ 605-456-2833
Mailloux Karen R 605-456-2833

195TH ST Cont'd
13687 ⊕ Duprel Darc 605-456-2505
HOUSEHOLDS 2

196TH AVE (WALL)
• ZIP CODE 57790 CAR-RT H047
23755 ⊕ Ruland Shaun J 605-386-2165
Ruland Arena 605-386-2165
HOUSEHOLDS 1

196TH ST (SAINT ONGE)
• ZIP CODE 57779 CAR-RT R001
11212 Not Verified
11247 VIDEO ALBUM PRODUCTIONS video production & taping serv 605-642-9702
11292 Tetrault Sue M [11]▲ 605-642-2386
11359 Geigle John D & Jane D [10]▲ 605-642-5976
BUSINESSES 1 HOUSEHOLDS 3

197TH AVE (QUINN)
• ZIP CODE 57775 CAR-RT H084
23120 - 23160 Not Verified (2 Hses)
HOUSEHOLDS 2

198TH AVE (WALL)
+ HORTON RD CONTINUES
• ZIP CODE 57790 CAR-RT H047
24755 Not Verified
HOUSEHOLDS 1

199TH ST (VALE)
• ZIP CODE 57788 CAR-RT R001
13855 ⊕ Bertolono Robert & Colleen E 605-347-7629
13951 Not Verified
14259 Stolle Robert [2] 605-347-6160
HOUSEHOLDS 3

203RD ST (WHITEWOOD)
• ZIP CODE 57793 CAR-RT R002
12701 ⊕ Fettig Jamie L
12780 Not Verified
HOUSEHOLDS 2

207TH PL (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
16130 Smith Keith V [20]▲ 605-985-5386
Smith Robert P 605-985-5386
HOUSEHOLDS 1

213TH ST (CREIGHTON)
• ZIP CODE 57790 CAR-RT H085
19262 - 21120 Not Verified (3 Hses)
HOUSEHOLDS 3

213TH ST (WALL)
+ CHENEY RD CONTINUES
+ SQUAW CREEK RD INTERSECTS
+ CREIGHTON RD INTERSECTS
+ PEDRO RD CONTINUES

216TH ST (CREIGHTON)-FROM 22291 194TH AVE
+ CREIGHTON RD CONTINUES
• ZIP CODE 57790 CAR-RT H085
19260 - 19390 Not Verified (3 Hses)
+ DENKE RD INTERSECTS
HOUSEHOLDS 3

218TH ST (CREIGHTON)
+ CREIGHTON RD CONTINUES
+ 194TH AVE INTERSECTS
+ 194TH AVE CONTINUES

219TH PL (NEW UNDERWOOD)
• ZIP CODE 57761 CAR-RT H081
16774 Aimaart Joseph F [10]▲ 605-754-6226
16782 Not Verified
HOUSEHOLDS 2

219TH ST (WALL)-FROM 21391 CREIGHTON RD EAST
• ZIP CODE 57790 CAR-RT H085
19301 Shull Roger & Kathleen J [2]▲
+ 194TH AVE INTERSECTS
HOUSEHOLDS 1

220TH ST (BOX ELDER)
• ZIP CODE 57719 CAR-RT H082
15052 Not Verified
15064 Claussen Stuart W & Linda M [2] 605-923-1062
15069 Backhaus Geri [5] 605-923-4996
15076 ⊕ Olson Lynn S 605-923-3080
15082 Miller Glen D & Stephanie [2]▲ 605-923-3076
HOUSEHOLDS 5

222ND ST (QUINN)
• ZIP CODE 57775 CAR-RT H084
20056 Not Verified
HOUSEHOLDS 1

222ND ST (WALL)
• ZIP CODE 57790 CAR-RT H085
18870 Shearer Greg L & Lori L [14]▲ 605-279-2456
19040 Not Verified
19044 Dahl Douglas D [8]▲
Dahl Vicky K
+ CREIGHTON RD INTERSECTS
+ 194TH AVE CONTINUES
+ DENKE RD INTERSECTS
+ GEIGLE RD INTERSECTS
+ GEIGLE RD CONTINUES
+ QUINN RD INTERSECTS

This directory is property of Polk City Directories. It is leased for the personal use of the subscriber.
This information changes by 60% each year. For updated directory call 1-800-275-7655 or www.citydirectory.com

Fire Insurance Maps No Coverage Statement

Site Location
Industrial Park Support
Airport Road
Wall, SD

Requested by
ISG
115 East Hickory Street
Mankato, MN

HIG Project #
2056019
Client Project #
24293
Date Created
10/13/2021

Historical Information Gatherers

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIM), real estate atlases and similar maps for the site location and adjoining properties. No FIMs or similar maps were identified for the site location and/or adjacent properties.

FIM+ Maps

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIMs), real estate atlases and similar maps for the site location and adjoining properties. No FIMs or similar maps were identified for the site location and/or adjoining properties.

Appendix D: Regulatory Records Documentation

GeoSearch
On time. On target. In touch.™

E RecSearch Report

Target Property:

Industrial Park Support
Airport Road
Wall, Pennington County County, South Dakota 57790

Prepared For:

Historical Information Gatherers

Order #: 170756
Job #: 426085
Project #: 2056019
Date: 10/12/2021

Table of Contents

Target Property Summary 1

Database Summary 2

Database Radius Summary 6

Radius Map 10

Ortho Map 12

Topographic Map 13

Located Sites Summary 14

Site Summary By Database 15

Elevation Summary 16

Unlocated Sites Summary 19

Environmental Records Definitions 20

Unlocatable Report . . . . . See Attachment

Zip Report . . . . . See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR ï¿½312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal,state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR ï¿½312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

Industrial Park Support
Airport Road
Wall, South dakota 57790

Coordinates
Area centroid (-102.24903, 44.0039364)
2,798 feet above sea level

USGS Quadrangle
Wasta Se, SD
Lake Hill, SD

Geographic Coverage Information

County/Parish: Pennington (SD)
ZipCode(s):
Wall SD: 57790

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSSD	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR08	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000

SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR08	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSSD	1	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	HWCD	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	SSEHRIPFAS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000

SUB-TOTAL		1	0	

Database Summary

STATE (SD) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
SITES WITH INSTITUTIONAL CONTROLS	IC	0	0	TP/AP
REGISTERED STORAGE TANKS	RST	1	0	0.2500
BROWNFIELD SITES	BF	0	0	0.5000
LEAKING REGISTERED STORAGE TANKS	LRST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	0	0	0.5000
SUB-TOTAL		1	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AIR PERMITTED FACILITIES	AIRS	0	0	TP/AP
CLANDESTINE DRUG LABORATORIES	CDL	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS	NPDES	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
UNDERGROUND INJECTION CONTROL WELLS	UIC	0	0	TP/AP
DRY CLEANERS	CLEANERS	0	0	0.2500
RECYCLING FACILITIES	RECYCLERS	0	0	0.5000
SUB-TOTAL		0	0	

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		2	0	

Database Radius Summary

FEDERAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
ECHOR08	0.0200	0	NS	NS	NS	NS	NS	0
ERNSSD	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
FRSSD	0.0200	1	NS	NS	NS	NS	NS	1
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
RCRANGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
DNPL	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
NLRRCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMS	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMSARCH	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
NMS	1.0000	0	0	0	0	0	NS	0
NPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
PNPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRASUBC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RODS	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		1	0	0	0	0	0	1

Database Radius Summary

STATE (SD) LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
IC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
UIC	0.0200	0	NS	NS	NS	NS	NS	0
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
RST	**0.2500**	**1**	**0**	**0**	**NS**	**NS**	**NS**	**1**
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
LRST	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
RECYCLERS	0.5000	0	0	0	0	NS	NS	0
SWF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SUB-TOTAL		1	0	0	0	0	0	1

Database Radius Summary

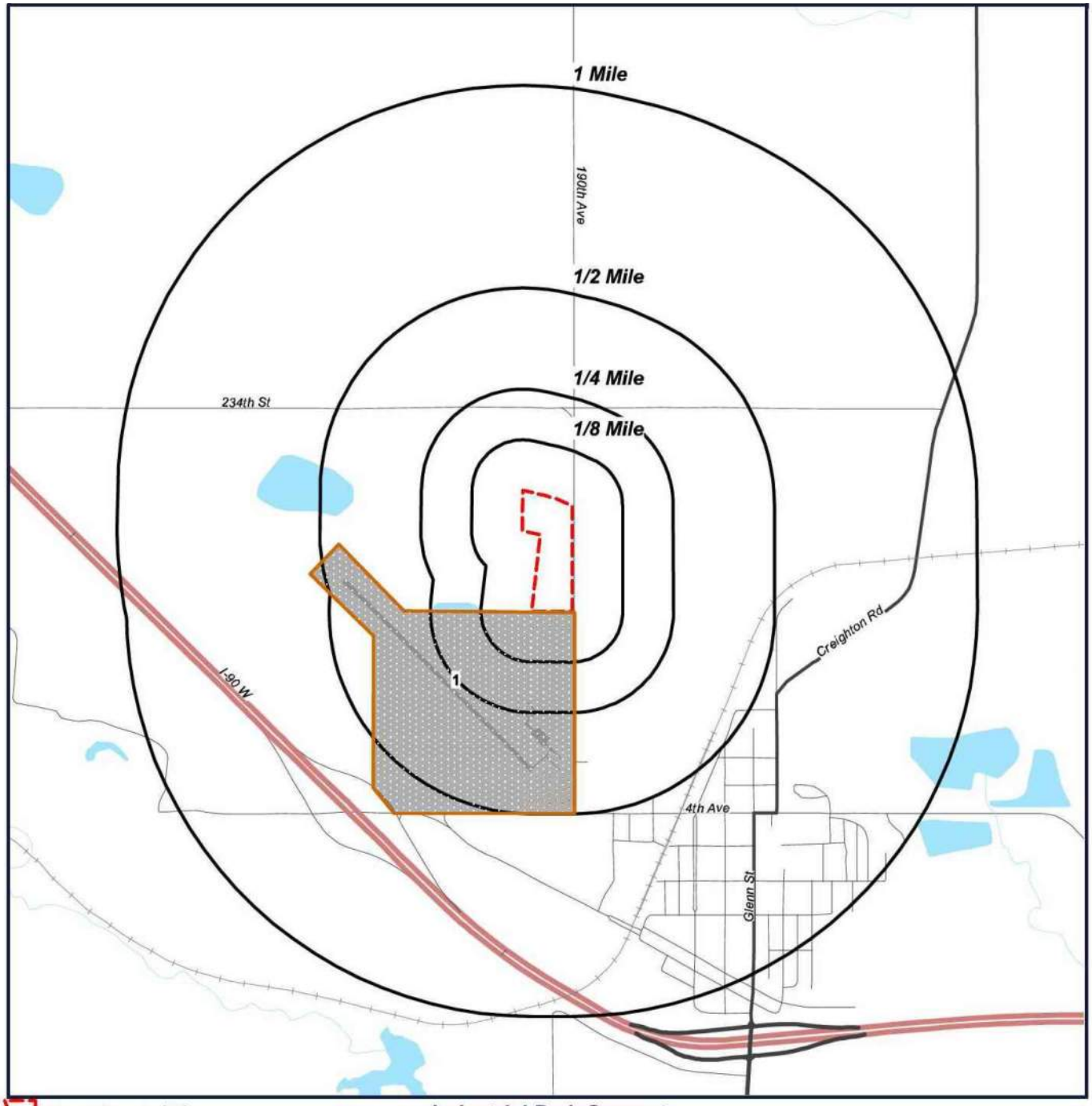
TRIBAL LISTING

Standard environmental records are displayed in ***bold****.*

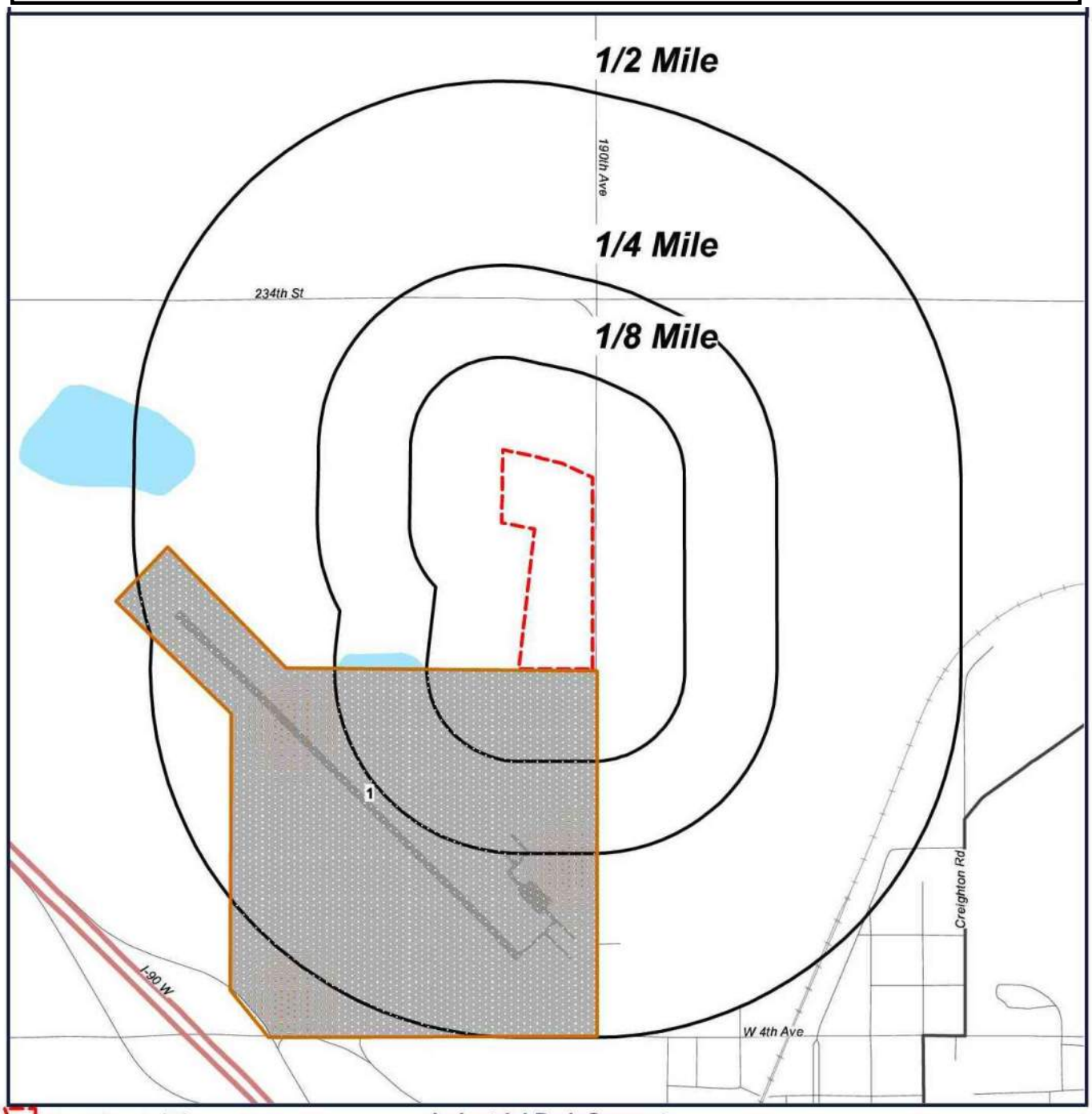
Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
LUSTR08	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODINDIAN	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0
TOTAL		2	0	0	0	0	0	2

NOTES:
NS = NOT SEARCHED
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

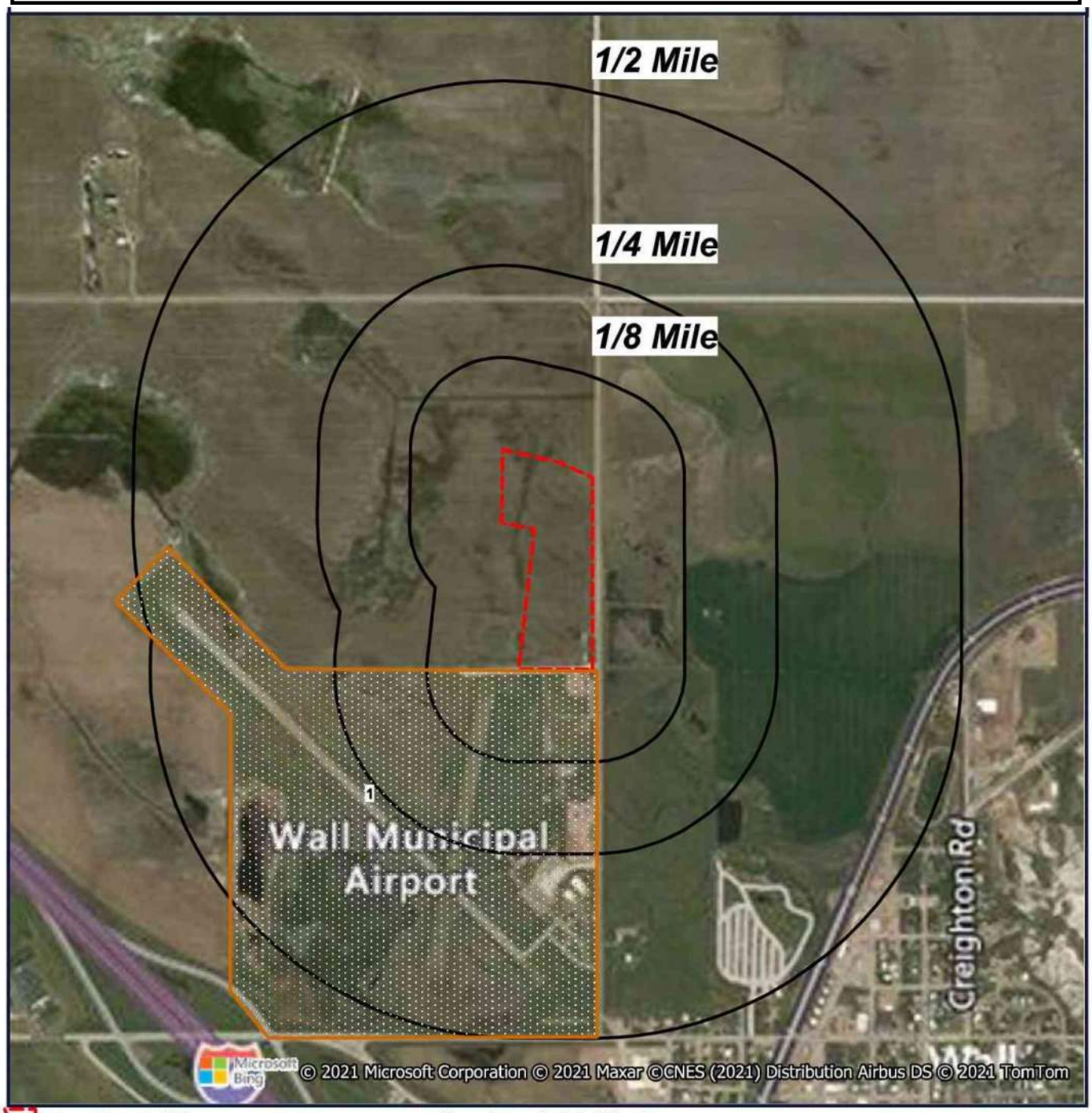
Radius Map 1


1 Mile
190th Ave
1/2 Mile
1/4 Mile
234th St
1/8 Mile
Creighton Rd
I-90 W
1
4th Ave
Glenn St
Target Property (TP)
RST
FRSSD
Industrial Park Support
Airport Road
Wall, South Dakota
57790
N
W
E
S
0'
1000'
2000'
3000'
SCALE: 1" = 2000'

Radius Map 2


1/2 Mile
1/4 Mile
1/8 Mile
190th Ave
234th St
1
I-90 W
Creighton Rd
W 4th Ave
Target Property (TP)
RST
FRSSD
Industrial Park Support
Airport Road
Wall, South Dakota
57790
N
W
E
S
0'
550'
1100'
1650'
SCALE: 1" = 1100'

Ortho Map



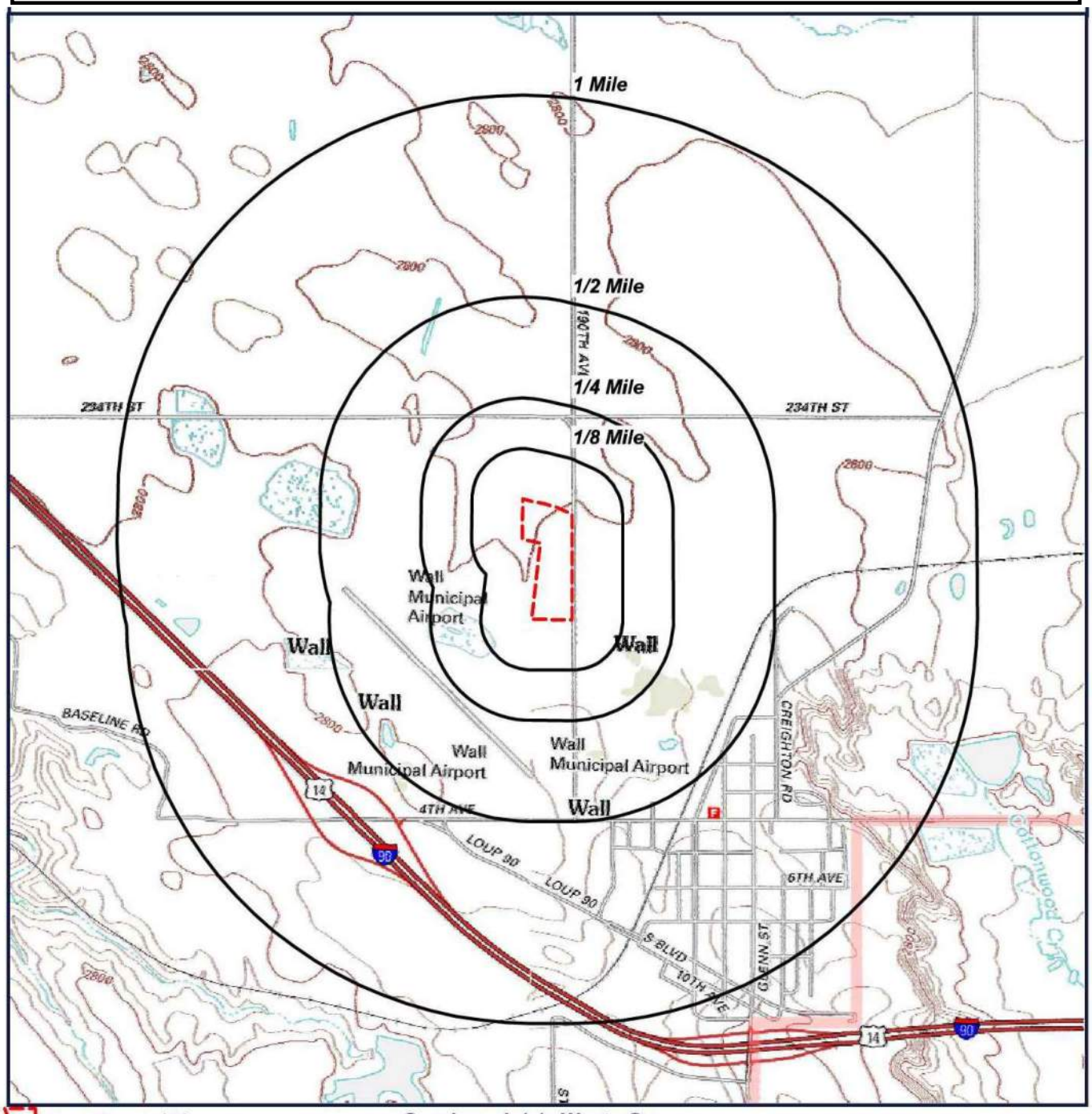
Target Property (TP)
RST
FRSSD

Quadrangle(s): Wasta
Se, Lake
Hill
Industrial Park Support
Airport Road
Wall, South Dakota
57790

N
W E
S

0' 550' 1100' 1650'
SCALE: 1" = 1100'

Topographic Map



Target Property (TP)

Quadrangle(s): Wasta Se, Lake Hill
Source: USGS, 06/20/2012
Industrial Park Support
Airport Road
Wall, South Dakota
57790

N
W E
S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Located Sites Summary

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	FRSSD	110041611468	Higher (2,807 ft.)	0.002 mi. S (11 ft.)	WALL MUNI	UNKNOWN, WALL, SD	17
1	***RST***	***02-00172***	***Higher (2,807 ft.)***	***0.002 mi. S (11 ft.)***	***DAVID HAHN***	***WALL MUNICIPAL AIRPORT, WALL, SD 57790***	***18***

Site Summary By Database

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
1	FRSSD	110041611468	Higher (2,807 ft.)	0.002 mi. S (11 ft.)	WALL MUNI	UNKNOWN, WALL, SD
1	***RST***	***02-00172***	***Higher (2,807 ft.)***	***0.002 mi. S (11 ft.)***	***DAVID HAHN***	***WALL MUNICIPAL AIRPORT, WALL, SD 57790***

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 2798 ft.

*NOTE: Standard environmental records are displayed in **bold**.*

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	FRSSD	2,807 ft.	WALL MUNI	UNKNOWN, WALL, SD	17
1	***RST***	***2,807 ft.***	***DAVID HAHN***	***WALL MUNICIPAL AIRPORT, WALL, SD 57790***	***18***

LOWER ELEVATION

No Records Found

Facility Registry System (FRSSD)

MAP ID# 1

Distance from Property: 0.002 mi. (11 ft.) S
Elevation: 2,807 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: **110041611468**

NAME: **WALL MUNI**

LOCATION ADDRESS: **UNKNOWN**
WALL, SD

COUNTY: **PENNINGTON**

EPA REGION: **08**

FEDERAL FACILITY:

TRIBAL LAND:

ALTERNATIVE NAME/S:
NO ALTERNATIVE NAME(S) LISTED FOR THIS FACILITY

PROGRAM/S LISTED FOR THIS FACILITY
***DEFINITION NOT PROVIDED BY REPORTING AGENCY**

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)
NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)
48811 - AIRPORT OPERATIONS
48811 - AIRPORT OPERATIONS

Back to Report Summary

MAP ID# 1

Distance from Property: 0.002 mi. (11 ft.) S
Elevation: 2,807 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: **02-00172**
FACILITY ID: **02-00172**
FACILITY NAME: **DAVID HAHN**
ADDRESS: **WALL MUNICIPAL AIRPORT**
WALL, SD 57790
COUNTY: **PENNINGTON**
TYPE: **UST**
OWNERNAME: **DAVID HAHN**

TANK DETAILS

TANK ID: **1**
NB OF COMPARTMENTS: **1**
STATUS: **REMOVED**
PRODUCT: **GASOLINE**
CAPACITY: **1000**
INSTALLED DATE: **1978**
CONSTRUCTION: **STEEL**
PIPING MATERIAL: **GALVANIZED STEEL**
PIPING TYPE: **NOT REPORTED**
TANK RELEASE DETECTION: **NOT REPORTED**
PIPING RELEASE DETECTION: **NOT REPORTED**
SPILL PROTECTION: **NOT REPORTED**
OVERFILL PROTECTION: **NOT REPORTED**
INSPECTION DATE: **NOT REPORTED**

TANK ID: **2**
NB OF COMPARTMENTS: **1**
STATUS: **REMOVED**
PRODUCT: **GASOLINE**
CAPACITY: **200**
INSTALLED DATE: **1978**
CONSTRUCTION: **STEEL**
PIPING MATERIAL: **GALVANIZED STEEL**
PIPING TYPE: **NOT REPORTED**
TANK RELEASE DETECTION: **NOT REPORTED**
PIPING RELEASE DETECTION: **NOT REPORTED**
SPILL PROTECTION: **NOT REPORTED**
OVERFILL PROTECTION: **NOT REPORTED**
INSPECTION DATE: **NOT REPORTED**

Back to Report Summary

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance. Enforcement and Compliance History Online (ECHO) Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014, the EPA retired this system for Clean Air Act stationary sources.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 10/28/20

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

BF Brownfields Management System

VERSION DATE: 01/11/21

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database includes tribal brownfield sites.

BRS Biennial Reporting System

VERSION DATE: 12/31/17

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 06/17/20

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DNPL Delisted National Priorities List

VERSION DATE: 07/26/21

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 04/27/21

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the

potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR08 Enforcement and Compliance History Information

VERSION DATE: 11/28/20

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSSD Emergency Response Notification System

VERSION DATE: 06/28/21

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FEMAUST FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

FRSSD Facility Registry System

VERSION DATE: 03/02/21

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

FUDS Formerly Used Defense Sites

VERSION DATE: 12/31/18

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not

all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

HMIRSR08 Hazardous Materials Incident Reporting System

VERSION DATE: 03/24/21

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

HWCD Hazardous Waste Compliance Docket Facilities

VERSION DATE: 10/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/19/20

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 09/19/20

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 04/26/20

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. A few updates last occurred 2015 and early 2016 for select mine site area/s.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/07/20

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 08/09/21

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 08/09/21

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline,

heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPDESR08 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the ICIS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

NPL National Priorities List

VERSION DATE: 07/26/21

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An “open dump” is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

PADS PCB Activity Database System

VERSION DATE: 11/19/20

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The historic Permit Compliance System tracked enforcement status and permit compliance of facilities controlled

by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. This database includes permitted facilities located in EPA Region 8 states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. This system has since been modernized by United States Environmental Protection Agency and is now integrated into the Integrated Compliance Information System (ICIS). Please refer to the ICIS database as the current source for this data.

PNPL Proposed National Priorities List

VERSION DATE: 07/26/21

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 08/09/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRAGR08 Resource Conservation & Recovery Act - Generator

VERSION DATE: 08/09/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

RCRANGR08 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 08/09/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA

Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

RCRASC RCRA Sites with Controls

VERSION DATE: 08/12/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 08/09/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 08/09/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

RODS Record of Decision System

VERSION DATE: 09/21/20

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SEMS Superfund Enterprise Management System

VERSION DATE: 07/26/21

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 07/26/21

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 06/22/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 12/18/20

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as information on the cost associated with the reclamation of those problems.

The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

SSEHRIPFAS SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Please access the following source link for the most current information: https://pfasproject.com/pfas-contamination-site-tracker/

SSTS Section Seven Tracking System

VERSION DATE: 08/04/20

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. "Production" includes formulation, packaging, repackaging, and relabeling. For this database, the Product Information is only available for establishments up through 2014 or prior years, product details are no longer released by the EPA within the current SSTS non-Confidential Business Information data.

TRI Toxics Release Inventory

VERSION DATE: 12/31/18

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/16

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured,

imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency (EPA) authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site. The EPA has collected Chemical Data Reporting (CDR) data since in 1986 (as Inventory Update Reporting). Collections occur approximately every four years and reporting requirements changed from collection to collection.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Environmental Records Definitions - STATE (SD)

AIRS Air Permitted Facilities

VERSION DATE: 11/08/20

This list of Air Quality Regulated Facilities is maintained by the Air Quality Program of the South Dakota Department of Environment and Natural Resources.

BF Brownfield Sites

VERSION DATE: 04/26/21

This list of brownfields is maintained by the South Dakota Department of Environment & Natural Resources (DENR). Sites are extracted from the DENR Spill Reports Search by site type = Brownfield.

CDL Clandestine Drug Laboratories

VERSION DATE: 04/22/13

This list of clandestine methamphetamine laboratories is provided by the South Dakota Department of Environmental and Natural Resources (DENR) Waste Management Program. This listing was provided to the DENR by the US Drug Enforcement Agency in order to track activity levels in the state. The DEA no longer provides the DENR with this information as of 2013, therefore this list is no longer being updated by the DENR.

CLEANERS Dry Cleaners

VERSION DATE: 09/09/18

This list of dry cleaners is queried from the Regulated Facilities mapper maintained by the Air Quality Program of the South Dakota Department of Environment and Natural Resources (DENR). Please note facilities may be missing as the DENR stated they do not maintain a dry cleaners database. Only sites with "dry cleaner" in the name will be on this list. As of 9/9/2018, there will be no more dry cleaner updates for South Dakota.

IC Sites with Institutional Controls

VERSION DATE: 05/04/21

This list of Institutional Controls is a subset of the spills database maintained by the South Dakota Department of Environment & Natural Resources. The DENR Environmental Events Database contains information on spills and releases that are reported to the Ground Water Quality Program.

LRST Leaking Registered Storage Tanks

VERSION DATE: 04/15/21

This list of leaking underground and aboveground storage tanks is maintained by the Ground Water Quality Program of the South Dakota Department of Environment and Natural Resources.

NPDES National Pollutant Discharge Elimination System Permits

VERSION DATE: 09/14/20

This list of National Pollutant Discharge Elimination System Permits (NPDES) is maintained by the South Dakota Department of Environment & Natural Resources. The state issues Surface Water Discharge permits to any point source that is discharging wastewater to waters of the state. The permits contain effluent limits that will protect the beneficial uses of our surface waters. The permits also contain the sampling and reporting requirements that each facility must follow.

RECYCLERS Recycling Facilities

VERSION DATE: 10/28/20

The South Dakota Department of Environment and Natural Resources maintains this list of businesses, transfer stations, and landfills that offer recycling services. This list is compiled from a voluntary survey of individuals in the recycling business. There may be other recycles not included in this listing.

RST Registered Storage Tanks

VERSION DATE: 06/08/21

This list of registered underground and aboveground storage tanks is maintained by the Ground Water Quality Program of the South Dakota Department of Environment and Natural Resources.

SPILLS Spills Listing

VERSION DATE: 05/04/21

This list of spills is maintained by the South Dakota Department of Environmental and Natural Resources (DENR). The DENR Environmental Events Database contains information on spills and releases that are reported to the Ground Water Quality Program.

SWF Solid Waste Facilities

VERSION DATE: 05/13/21

The South Dakota Department of Environment and Natural Resources maintains this list of open and closed solid waste facilities.

UIC Underground Injection Control Wells

VERSION DATE: 11/01/20

This list of Underground Injection Control (UIC) Wells is maintained by the South Dakota Department of Environmental and Natural Resources. Class I and IV injection wells are banned in South Dakota.

Environmental Records Definitions - TRIBAL

INDIANRES Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/27/21

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/27/21

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Appendix E: User Provided Information

User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must provide the following information (if available) to I+S Group, Inc. (ISG). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. This information is needed to provide the User with the completed Phase I Environmental Site Assessment (ESA) Report and will be attached to your report. Terminology used in this User Questionnaire adhere to the same definitions referenced in ASTM 1527-13. **The Phase I ESA Report cannot be distributed until we have received this document.**

1) Project Site and User

a.) Please provide the complete and correct physical address for the property(ies) (including legal description and parcel identification numbers) and attach a boundary survey, map, or plat showing the location and boundary of the property(ies). Wall Industrial Park Add Lot 1-2-3-4-5
Parcel ID 45362010001 - 45362010002 - 45362010003 - 45362010004 - 45362010005

b.) Please list the single User Name or Entity (if applicable) and address that should be listed as the User of this Phase I ESA Report. If future reliance is necessary by additional parties after the report is issued, a separate request will be submitted to ISG in writing and an additional fee may be required. All reliance requests will be reviewed and granted permission at the discretion of the original report User. City of Wall 501 main St. PO Box 314, Wall,

c.) What is the name and phone number of the site contact/manager(s)? Economic Development Director - Liliya Stone 605-279-2658 | Public works director - Garrett (605) 515-1771

d.) What are the names and contact information for the current and previous land owners? City of Wall 605-279-2463

e.) Why is the Phase I Environmental Assessment requested by the User? For the purpose of development

2) Environmental cleanup liens that are filed or recorded against the site
Has a title search for environmental liens been completed within the past 90 days? If so, please provide proof of a clean title. Are you aware of any environmental cleanup liens against the property that are pending, filed, or recorded under federal, tribal, state or local laws? No

3) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry
Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local laws? **It is the user's responsibility to provide a land title record, any restrictions of record on the title, list of known institutional or engineering controls, or evidence of clean title, unless otherwise specified in the proposal.**
There are height restrictions due to the airport nearby

4) Specialized knowledge or experience of the User
As the user of this Phase I Environmental Assessment, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? No

5) If this Phase I ESA involves the purchase of real estate, please describe the relationship of the purchase price to the fair market value of the property if it were not contaminated
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? No

6) **Commonly known or reasonably ascertainable information about the property**
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

a.) Do you know the past uses of the property? used for Farm ground

b.) Do you know of specific chemicals that are present or once were present at the property? No - the property was leased out as Farm ground to a local Farmer

c.) Do you know of spills or other chemical releases that have taken place at the property? No - for the same reason as above.

d.) Do you know of any environmental cleanups that have taken place at the property? No - same reason as above

e.) Do you know of any aboveground and/or underground storage tanks on the property? No - I don't believe there are any.
Please provide registrations, locations maps, or other available information, if applicable.

7) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation**
As the user of this Phase I, based on your knowledge and experience related to the property, are there any obvious indicators indicating the presence or likely presence of contamination on the property? No

8) **Do you have any additional knowledge or experience with the property that may be pertinent to ISG?** No further info
If applicable, please provide copies of the following documents:

- Prior environmental assessments, cleanups, or other environmental documentation concerning the property, such as: storage tanks, hazardous waste generators license, site closure letters, geotechnical evaluations, or other environmental permits/records
- Material safety data sheet and/or hazardous waste generator notices or reports
- Correspondence from any government agency relating to past or existing environmental issues
- Information concerning any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products
- Disclosure of wells, sumps, tanks, pots, drainage systems-existence and location
- Description of current site operations, including layout drawings or sketches
- Recorded land title records

I have reviewed the above list and provided copies of all known documents and information that exists in association with this property.

User Signature	Print User Name	Date
[signature]	Liliya Stone	10/04/21

Appendix F: Property Tax Information

Rapid City-Pennington County Parcel Report

Parcel ID: 4536201001

Report generated 10/11/2021 1:02:12 PM

Parcel Information

Parcel ID: 4536201001 **Tax ID:** 71699

Property Address:

Legal: LOT 1

Block: **Subdivision:** WALL INDUSTRIAL PARK ADD

Section: 36 **Township:** 1 N **Range:** 15 E

Acres: 2.18

Owner Last Name: CITY OF WALL

First Owner:

Second Owner:

Mailing Address:

Mailing City: **State:** **Zip Code:**

Land Value: 0

Non-ag Structure Value: 0 **Ag Structure Value:** 0

Total Value: 0

Land Use Code: A **Land Type Code:** D

Commercial Use Code: **Improvements Code:** 0

Subdivision Code: 0145 **Fire Department:** WL

Ambulance District: Eastern Pennington Ambulance **Fire District:**

Civil District: Wall **Road District:**

Sanitary Sewer District: **Water District:** West River Water District

Deed Filing Date (mm/dd/yy): 012618 **Deed Type:** WD

Deed Book: **Deed Page:**

Deed Document Number: 201801295

This document is a user generated static output from an Internet mapping site and is for reference only. Information that appears on this document may or may not be accurate, current, or otherwise reliable.

Rapid City-Pennington County Parcel Report

Parcel ID: 4536201002

Report generated 10/11/2021 1:03:51 PM

Parcel Information

Parcel ID: 4536201002 **Tax ID:** 71700

Property Address:

Legal: LOT 2

Block: **Subdivision:** WALL INDUSTRIAL PARK ADD

Section: 36 **Township:** 1 N **Range:** 15 E

Acres: 2.18

Owner Last Name: CITY OF WALL

First Owner:

Second Owner:

Mailing Address:

Mailing City: **State:** **Zip Code:**

Land Value: 0

Non-ag Structure Value: 0 **Ag Structure Value:** 0

Total Value: 0

Land Use Code: A **Land Type Code:** D

Commercial Use Code: **Improvements Code:** 0

Subdivision Code: 0145 **Fire Department:** WL

Ambulance District: Eastern Pennington Ambulance **Fire District:**

Civil District: Wall **Road District:**

Sanitary Sewer District: **Water District:** West River Water District

Deed Filing Date (mm/dd/yy): 012618 **Deed Type:** WD

Deed Book: **Deed Page:**

Deed Document Number: 201801295

This document is a user generated static output from an Internet mapping site and is for reference only. Information that appears on this document may or may not be accurate, current, or otherwise reliable.

Rapid City-Pennington County Parcel Report

Parcel ID: 4536201003

Report generated 10/11/2021 1:04:37 PM

Parcel Information

Parcel ID: 4536201003 **Tax ID:** 71701

Property Address:

Legal: LOT 3

Block: **Subdivision:** WALL INDUSTRIAL PARK ADD

Section: 36 **Township:** 1 N **Range:** 15 E

Acres: 2.18

Owner Last Name: CITY OF WALL

First Owner:

Second Owner:

Mailing Address:

Mailing City: **State:** **Zip Code:**

Land Value: 0

Non-ag Structure Value: 0 **Ag Structure Value:** 0

Total Value: 0

Land Use Code: A **Land Type Code:** D

Commercial Use Code: **Improvements Code:** 0

Subdivision Code: 0145 **Fire Department:** WL

Ambulance District: Eastern Pennington Ambulance **Fire District:**

Civil District: Wall **Road District:**

Sanitary Sewer District: **Water District:** West River Water District

Deed Filing Date (mm/dd/yy): 012618 **Deed Type:** WD

Deed Book: **Deed Page:**

Deed Document Number: 201801295

This document is a user generated static output from an Internet mapping site and is for reference only. Information that appears on this document may or may not be accurate, current, or otherwise reliable.

Rapid City-Pennington County Parcel Report

Parcel ID: 4536201004

Report generated 10/11/2021 1:05:40 PM

Parcel Information

Parcel ID: 4536201004 **Tax ID:** 71702

Property Address:

Legal: LOT 4

Block: **Subdivision:** WALL INDUSTRIAL PARK ADD

Section: 36 **Township:** 1 N **Range:** 15 E

Acres: 2.18

Owner Last Name: CITY OF WALL

First Owner:

Second Owner:

Mailing Address:

Mailing City: **State:** **Zip Code:**

Land Value: 0

Non-ag Structure Value: 0 **Ag Structure Value:** 0

Total Value: 0

Land Use Code: A **Land Type Code:** D

Commercial Use Code: **Improvements Code:** 0

Subdivision Code: 0145 **Fire Department:** WL

Ambulance District: Eastern Pennington Ambulance **Fire District:**

Civil District: Wall **Road District:**

Sanitary Sewer District: **Water District:** West River Water District

Deed Filing Date (mm/dd/yy): 012618 **Deed Type:** WD

Deed Book: **Deed Page:**

Deed Document Number: 201801295

This document is a user generated static output from an Internet mapping site and is for reference only. Information that appears on this document may or may not be accurate, current, or otherwise reliable.

Rapid City-Pennington County Parcel Report

Parcel ID: 4536201005

Report generated 10/11/2021 1:06:14 PM

Parcel Information

Parcel ID: 4536201005 **Tax ID:** 71703

Property Address:

Legal: LOT 5

Block: **Subdivision:** WALL INDUSTRIAL PARK ADD

Section: 36 **Township:** 1 N **Range:** 15 E

Acres: 5

Owner Last Name: CITY OF WALL

First Owner:

Second Owner:

Mailing Address:

Mailing City: **State:** **Zip Code:**

Land Value: 0

Non-ag Structure Value: 0 **Ag Structure Value:** 0

Total Value: 0

Land Use Code: A **Land Type Code:** D

Commercial Use Code: **Improvements Code:** 0

Subdivision Code: 0145 **Fire Department:** WL

Ambulance District: Eastern Pennington Ambulance **Fire District:**

Civil District: Wall **Road District:**

Sanitary Sewer District: **Water District:** West River Water District

Deed Filing Date (mm/dd/yy): 012618 **Deed Type:** WD

Deed Book: **Deed Page:**

Deed Document Number: 201801295

This document is a user generated static output from an Internet mapping site and is for reference only. Information that appears on this document may or may not be accurate, current, or otherwise reliable.

Environmental Lien/Activity and Use Limitations Search Results

Prepared for: **Historical Information Gatherers, Inc.**
HIG Project No. 2056019

Prepared by: **The Fox Group, LLC**
TFG File No. T7268

Subject Property: **INDUSTRIAL PARK SUPPORT**
AIRPORT ROAD
WALL, SOUTH DAKOTA

Public records on the subject real property identified above revealed the following information effective to October 6, 2021:

Subject Property

Location:	**Pennington County**
Land/Description:	Parcel of Land Parcel No.4536201005
Location:	**Pennington County**
Land/Description:	Parcel of Land Parcel No.4536201004
Location:	**Pennington County**
Land/Description:	Parcel of Land Parcel No.4536201003
Location:	**Pennington County**
Land/Description:	Parcel of Land Parcel No.4536201002
Location:	**Pennington County**
Land/Description:	Parcel of Land Parcel No.4536201001

Deed #/Parcel No. 4536201005; 4536201004; 4536201003; 4536201002 4536201001

Grantee(s): (Buyer) **City of Wall**

Grantor(s): (Seller) **Wyoming Dakota Railroad Properties, Inc.**

Conveys: Parcel of Land

Date Executed: January 19, 2018
Date Recorded: January 26, 2018
Document Number: A201801295

Note: Copy attached as Exhibit "A".

Examiner's Note

Public Records of Pennington County, South Dakota were searched from January 26, 2018 to October 6, 2021 no other deeds vesting title in the subject property were found of record during the period searched.

Environmental Liens

Public Records of Pennington County, South Dakota were searched from January 26, 2018 to October 6, 2021. No environmental liens on the subject property were found of record during the period searched.

Activity or Use Limitations

Public Records of Pennington County, South Dakota were searched from January 26, 2018 to October 6, 2021. No activity or use limitations on the subject property were found of record during the period searched.

Legal Description

Legal description included on Exhibit "A".

Historical Information Gatherers

DISCLAIMER

This report was prepared by The Fox Group, LLC for Historical Information Gatherers, Inc. (HIG). The Fox Group, LLC is a licensed and registered legal entity in the State of Louisiana. The Fox Group, LLC reports contain public record information, which its accuracy cannot be guaranteed. Therefore, HIG's liability and the liability of The Fox Group, LLC for this report extends only to the fee charged for this report. The Fox Group, LLC follows all regulated Federal and State laws governing the research conducted. This report should not be interpreted to qualify for any credit, insurance or employment decisions pertaining to the Fair Credit Reporting Act (15 USC 1681, etseq). This report should not be considered a certificate or guarantee of title.

This report contains confidential and privileged information. This information is intended only for HIG and their client for the specified project number named above. If you are not the intended recipient, be aware that any disclosure, copying, reproduction, or distribution of this document and its content is strictly prohibited without written permission from HIG.

EXHIBIT A

$30.00
Pgs: 3
A201801295
January 26, 2018 8:17 AM
Donna M. Mayer
Pennington County, SD
Transfer Fee: $351.00

****RETURN TO****
1ST AMERICAN
FA131353

Prepared by:

Canadian Pacific
Real Estate Department
700 Canadian Pacific Plaza
120 South Sixth Street
Minneapolis, MN 55402
(612) 904-7100

WARRANTY DEED

WYOMING DAKOTA RAILROAD PROPERTIES, INC., a Delaware corporation, "**Grantor,**" of 120 South Sixth Street, Suite 700, Minneapolis, Minnesota 55402

GRANTS, CONVEYS AND WARRANTS TO

CITY OF WALL of Box 314, 501 Main St., Wall, South Dakota 57790, referred to herein as "**Grantee**"

all interest in the following described real estate in the County of **Pennington**, in the State of South Dakota:

Township 1 North of Range 15 East of the Black Hills Meridian, Pennington County, South Dakota

Section 36: The North Half (N1/2); EXCEPTING therefrom Lot R-1 of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat filed in Plat Book 20, Page 263; AND EXCEPTING therefrom Lot R-2 of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; BUT INCLUDING Lot R-1E of Wall Airport Subdivision located in the SW1/4NE1/4, as shown on the plat filed in Plat Book 20, Page 263; AND INCLUDING Lot R-2E of Wall Airport Subdivision located in the SE1/4NW1/4, as shown on the plat filed in Plat Book 20, Page 275; AND that portion of the Southwest Quarter (SW1/4) lying north and east Lot H1, as shown on the plat filed in Highway Plat Book 3, Page 61; EXCEPTING therefrom Lot R-3 of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264; BUT INCLUDING

Lot R-3E of Wall Airport Subdivision located in the NE1/4SW1/4, as shown on the plat filed in Plat Book 20, Page 264; AND EXCEPTING therefrom Lot 1 of WDRPI-SD103 Subdivision, as shown on the plat filed in Document No. A201614824.

Containing approximately 292.22 acres of land, more or less,, together with all improvements situated thereon, but subject to non-delinquent taxes and special assessments, reservations, restrictions, and easements of record, including all previously reserved minerals and mineral rights.

Grantee hereby expressly acknowledges and agrees that it has thoroughly inspected and examined the Property and is acquiring the Property without representations, warranties or covenants, express or implied, of any kind or nature, including environmental conditions.

Grantee acknowledges and accepts that Grantor intends to construct railroad tracks and facilities on Grantor's land adjacent to the Property, "Railroad Lands." Any use of said Railroad Lands by Grantee for access to the Property, or other land, or any other use, shall be deemed to be permissive and shall not give rise to any rights in Grantee that are adverse to Grantor. Further, following construction of any railroad tracks or grading upon the Railroads Lands, or for any other reason, Grantor may terminate any use of the Railroad Lands and block access thereupon and Grantee, for itself, successors and assigns in and to the Property waives any and all right and claim for access upon or across said Railroad Lands.

Grantor does not claim said property as homestead.

{The remainder of this page is intentionally blank}

Dated: January 19, 2018

WYOMING DAKOTA RAILROAD PROPERTIES, INC.
a Delaware Corporation

By _____

Its Director Real Estate - U.S.

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 19th day of January, 2018, before me, the undersigned officer, personally appeared

David S. Drach as the Director Real Estate - U.S. of **Wyoming Dakota Railroad Properties, Inc.,** a Delaware corporation, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

AMY L ANDREWS
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2022

_____
Notary Public

My commission expires: Jan 31 2022

Wall Industrial Park

Threatened and Endangered Species Impact Analysis

Prepared for:
City of Wall, SD

Prepared by:
KLJ
Rapid City, SD



April 2021

KLJ

Contents

I. Introduction 1

II. Threatened or Endangered Species 3

A. Listed Species 4

A. Conclusion 6

III. References 7

List of Figures

Figure 1, Project Location Map ***..... 2***

List of Appendices

APPENDIX A: Project Maps

APPENDIX B: Preliminary IPAC Resource list

I. Introduction

KLJ was contracted by the City of Wall, South Dakota to conduct a species analysis for federally listed threatened and endangered species, for the proposed Wall Industrial Park in Pennington County. The project's study area is located in Section 36, Township 1 North, and Range 15 East. Please refer to ***Figure 1, Project Location Map*****.** The threatened and endangered (T&E) species analysis was conducted via desktop by Kory Rude of KLJ. The proposed study area is approximately 151.5 acres.

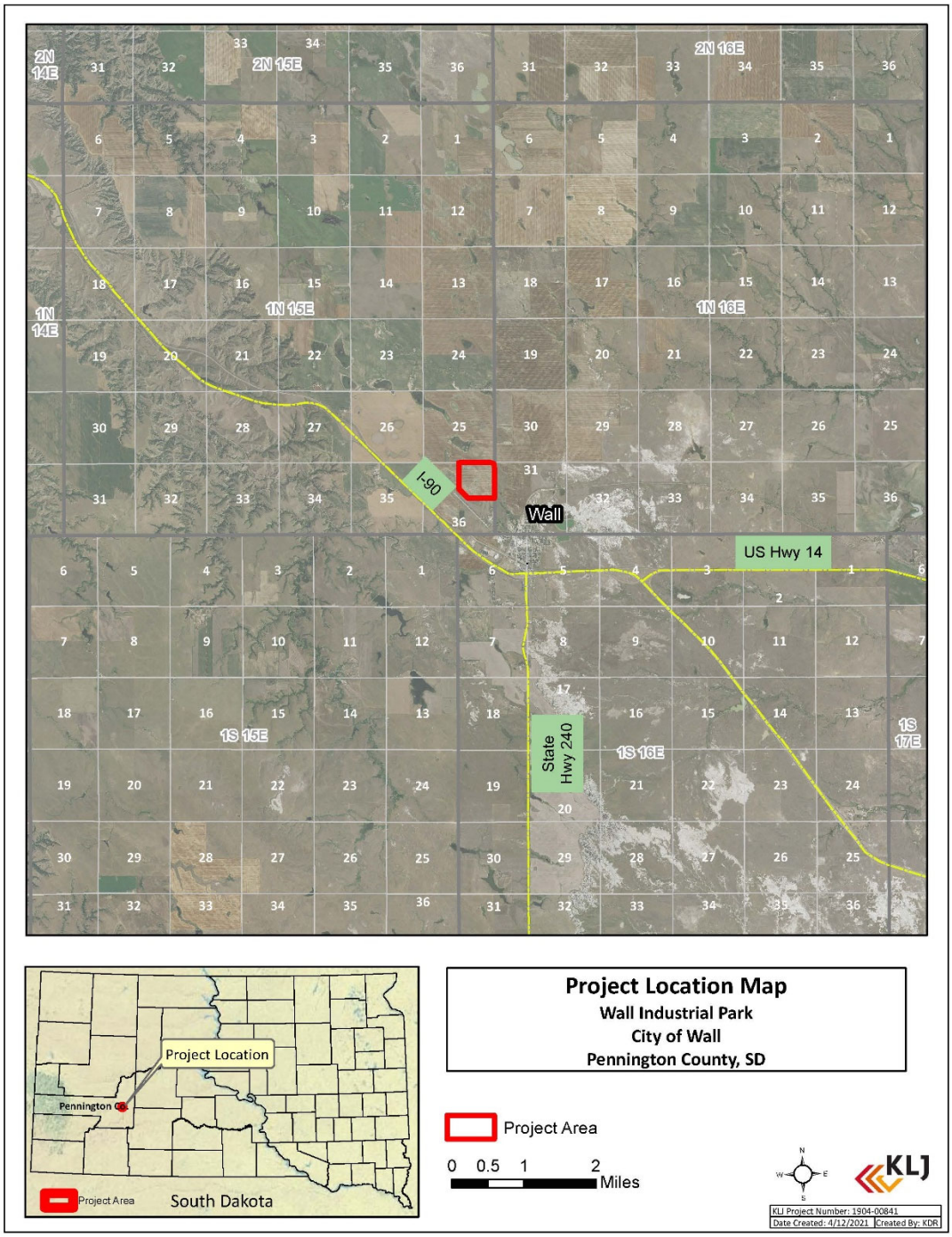


Figure 1, Project Location Map

II. Threatened or Endangered Species

The USFWS has identified three federally listed threatened, endangered, proposed or candidate species that may occur within the proposed project boundary. Please refer to ***Table 3, Summary of ESA-Listed Species in Pennington County, South Dakota*** for a summary of species information and determinations.

Table 3 Summary of ESA-Listed Species in Pennington County, South Dakota

SPECIES	GUIDANCE	LISTING*	EFFECT DETERMINATIO N
Whooping Crane (*Grus americana*)	Potential incidental take for new or improved projects involving above ground utilities or towers, or new guy wires unless lines are buried.	E	No Effect
Northern Long-eared Bat (*Myotis septentrionalis)*	Potential incidental take if impacts to caves, mines, structures, as well as trees during the summer maternity season (April 1st through September 30th).	T	No Effect
Rufa Red Knot (*Calidris canutus rufa)*	Potential incidental take if impacts to sandy or gravely beaches, tidal mudflats, salt marshes, shallow coastal impoundments and peat banks.	T	No Effect

A. Listed Species

The study area was evaluated to determine the potential for occurrences of federally listed threatened, endangered, proposed, and candidate species under Section 4 of the Endangered Species Act (ESA), as amended (16 United States Code (USC) 1531 et seq.). Section 9 of the ESA prohibits the "take" of species listed by USFWS as threatened or endangered. Take is defined as follows: "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in such conduct." In recognition that take cannot always be avoided, Section 10(a) of the ESA includes provisions for take that is incidental to, but not the purpose of, otherwise lawful activities. Section 10(a)(1)(B) permits (Incidental Take Permits) may be issued if take is incidental and does not jeopardize the survival and recovery of the species.

According to the USFWS, an endangered species is one that is in danger of extinction throughout all or a significant portion of its range. A threatened species is one that is likely to become endangered in the foreseeable future. A proposed species is one that is officially proposed in the Federal Register to be listed under Section 4 of the ESA. The USFWS has one year after a species is proposed for listing under the ESA to make a final determination whether to list a species as threatened or endangered. A candidate species is a plant or animal for which the USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the ESA, but for which development of a proposed listing regulation is precluded by other higher priority listing activities. While candidate species are not legally protected under the ESA, it is within the spirit of the ESA to consider said species as having significant value and worth protecting.

Occurring within the project boundary in Pennington County, SD, the USFWS has listed the whooping crane (Grus americana) as an endangered species; rufa red knot (Calidris canutus rufa) and northern long-eared bat (Myotis septentrionalis) as threatened species. Habitat requirements, the potential for suitable habitat within the project area and other information regarding listed species for the project area is described below.

1. Endangered Species

Whooping Crane *(Grus Americana)*

The whooping crane is the tallest bird in North America. In the United States, this species ranges through the Midwest and Rocky Mountain regions from North Dakota south to Texas and west into Colorado. Whooping cranes migrate through South Dakota along a north-south band through the center of the state. They use shallow, seasonally, and semi-permanently flooded palustrine (marshy) wetlands for roosting, as well as various cropland and emergent wetlands for feeding. During migration, whooping cranes are often recorded in riverine habitats, including the Missouri River. Currently there are four wild populations of whooping cranes yielding a total species population of approximately 667 birds in the wild. Majority of the individuals are part of the Aransas-Wood Buffalo Population flock (USFWS, 2020).

The desktop surveyed area contains potential habitat in the form of wetlands and cropland food

sources. The project area is located next to an active airport runway, surrounded by a rural setting. Aerial imagery shows through past years that the potential wetlands onsite have not shown aerial inundation, and therefore, can be concluded that they typically do not hold water. Whooping cranes have historically been known to avoid areas with high human activity, meaning the species would likely be deterred from using the marginal habitat within or adjacent to the study area.

Due to the existing level of surrounding disturbance associated with the airport and the lack of optimal habitat; the project is anticipated to have **no effect** on the whooping crane.

2. Threatened Species

Northern Long-Eared Bat *(Myotis septentrionalis)*

The western population of the northern long-eared bat (Myotis septentrionalis) range includes all of South Dakota. Additionally, 21 hibernacula have been recorded within the state (USFWS December 2015). Suitable habitat for summer maternity/non-maternity activities, as well as spring staging/fall swarming would include forests and woodlots, as well as fencerows, riparian forests and other wooded corridors. Density and canopy cover is variable within these forested habitats, which may be interspersed with wetlands, agricultural or fallow fields, or pastures (Lacki and Schwierjohann, 2001; Perry and Thill, 2007).

Potential roosts sites include live trees or snags that are greater than or equal to three inches diameter at breast height (DBH) and may include the following: exfoliating bark, cracks, crevices, or cavities. Isolated trees may be potential roost sites if they exhibit the characteristics described above and are less than 1,000 feet from the nearest roosting site or suitable forested habitat (USFWS, 2016).

Aerial imagery shows that no trees or old, abandon buildings appear to occur within the project boundary. Due to the lack of potential northern long-eared bat habitat within or nearby the project area, the proposed project is anticipated to have **no effect** on the northern long-eared bat.

Rufa Red Knot *(Calidris canutus rufa)*

The rufa red knot migrates during the spring and fall between breeding grounds in northern Canada and wintering grounds in the Southeast US, the Northeast Gulf of Mexico, northern Brazil, and Tierra del Fuego in South America. While a majority of red knots follow migration routes along the east and west coast of the US, small numbers of this species follow an inland migration route across the Midwest along the Great Lakes. Migration typically follows the Missouri River corridor. Preferred stopover habitat in North America includes sandy or gravely beaches, tidal mudflats, salt marshes, shallow coastal impoundments, and peat banks (78 Federal Register (FR) 189, September 30, 2013)

The desktop surveyed area contains potential habitat in the form of wetlands. The project area is located next to an active airport runway, surrounded by a rural setting. Aerial imagery shows through past years that the potential wetlands onsite have not shown aerial inundation, and therefore, can be concluded that they typically do not hold water. The amount of human activity noise associated with airport and the lack of preferred habitat, the proposed project will have **no effect** on the species.

A. Conclusion

The proposed project consists of constructing an approximate 151.5-acre industrial park for the City of Wall. Habitat types within the project area include agricultural lands utilized for small grain farming. Rural areas exist around the area except for an airport directly to the south of the proposed project boundary.

Due to factors including study area location, surrounding habitat types, lack of preferred or suitable habitat, and no known populations, the proposed industrial park is not anticipated to impact the endangered whooping crane, threatened rufa red knot or threatened northern long-eared bat.

In the event that any federally listed species are observed at the project site or in the site vicinity during construction, KLJ recommends construction activities be stopped and the USFWS be consulted on how to proceed.

III. References

Lacki, M.J., and J.H. Schwierjohnn. 2001. Day-Roost Characteristics of Northern Bats in Mixed Mesophytic Forest. The Journal of Wildlife Management, 65(3):482-488.

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 wetland ratings. Phytoneuron 2016-30: 1-17.

South Dakota State University. August 2019. Mesonet. South Dakota Agricultural Experiment Station Research at SDSU. https://climate.sdstate.edu/archive/maps/

US Army Corps of Engineers. January 1987. Corps of Engineers Wetlands Delineation Manual. http://www.cpe.rutgers.edu/Wetlands/1987-Army-Corps-Wetlands-Delineation-Manual.pdf.

US Army Corps of Engineers. March 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0). http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/gp_supp.pdf.
http://agacis.rcc-acis.org/?fips=38105 US Department of Agriculture, NRCS. 2020. Web Soil Survey.

US Department of Agriculture, NRCS. September 2020. Plants Database. <http://plants.usda.gov/index.html>.
US Geological Survey. 2013. US Topo Quadrangles. <http://nationalmap.gov/ustopo/index.html>.

US Geologic Survey. 2020. USGS Hydrologic Unit Maps. https://water.usgs.gov/GIS/huc.html.

US Fish and Wildlife Service. 2014. Northern Long-eared Bat Interim Conference and Planning Guidance. U.S. Fish and Wildlife Service. 67pp.

US Fish and Wildlife Service. 2013. Endangered and Threatened Wildlife and Plants; Proposed Threatened Status for the Rufa Red Knot (Calidris canutus rufa); Proposed Rule. 78 Federal Register 189. September 30, 2013, pp. 60024-60098

US Fish and Wildlife Service. November 2014. RUFA RED KNOT BACKGROUND INFORMATION AND THREATS ASSESSMENT. Supplement to Endangered and Threatened Wildlife and Plants; Final Threatened Status for the Rufa Red Knot (Calidris canutus rufa) [Docket No. FWS–R5–ES–2013–0097; RIN AY17]

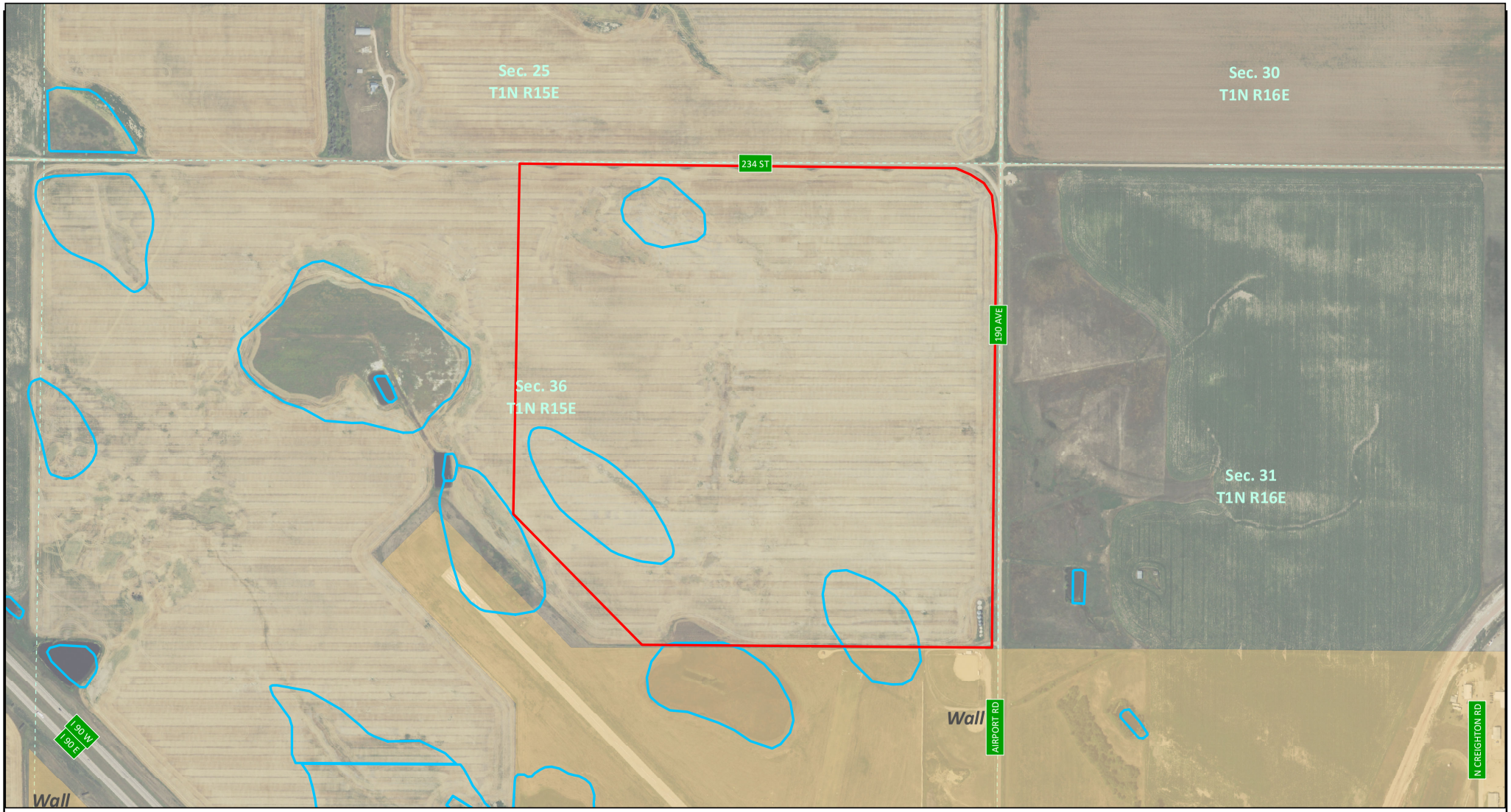
US Fish and Wildlife Service. December 2015. Final Environmental Assessment. Final 4(d) Rule for the Northern Long-eared Bat.

US Fish and Wildlife Service. 2016. Endangered and threatened wildlife and plants; Threatened species status for the northern long-eared bat with 4(d) rule; Final rule and interim rule. Federal Register, Vol 81, No. 9

US Fish and Wildlife Service. September 18, 2020. Northern Long-Eared Bat Final 4(d) Rule; White-Nose Syndrome Zone Around WNS/Pd Positive Counties/Districts. Received from https://www.fws.gov/midwest/Endangered/mammals/nleb/pdf/WNS_Zone.pdf

US Fish and Wildlife Service. 2020. Whooping Crane. Retrieved from https://www.fws.gov/refuge/Quivira/wildlife_and_habitat/whooping_crane.html

APPENDIX A: Project Maps



Legend

- Wall project boundary
- Wall City Limits
- NWI Wetlands

Figure 1 - Project Location Map

Wall Industrial Park
City of Wall
Pennington County, South Dakota

0 325 650 1,300 Feet



\\klj-solutions.com\dfs\Data\Projects\City\SD\Wall\1904_00841_GeneralService\GIS\Enviro_Location_Map_T&E.mxd

APPENDIX B: Preliminary IPAC Resource list

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Pennington County, South Dakota



Local office

South Dakota Ecological Services Field Office

(605) 224-8693
(605) 224-1416

420 South Garfield Avenue, Suite 400
Pierre, SD 57501-5408

http://www.fws.gov/southdakotafieldoffice/

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NOT FOR CONSULTATION

NAME	STATUS
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Threatened

Birds

NAME	STATUS
Red Knot Calidris canutus rufa Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1864	Threatened
Whooping Crane Grus americana There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/758	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/

conservation-measures.php

- Nationwide conservation measures for birds
  http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Chestnut-collared Longspur Calcarius ornatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 10

Golden Eagle Aquila chrysaetos This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Lark Bunting Calamospiza melanocorys This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 10 to Aug 15
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-billed Curlew Numenius americanus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5511	Breeds Apr 1 to Jul 31
Marbled Godwit Limosa fedoa This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION

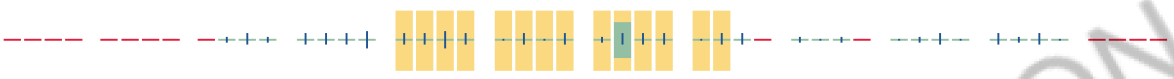
■ probability of presence ■ breeding season | survey effort – no data

SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

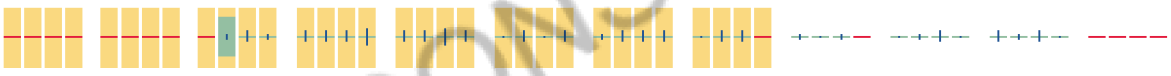
Bald Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



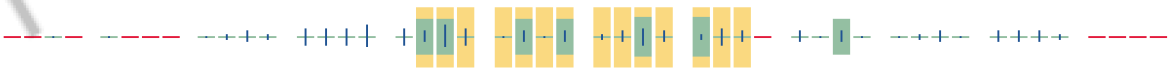
Chestnut-collared Longspur BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Golden Eagle BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



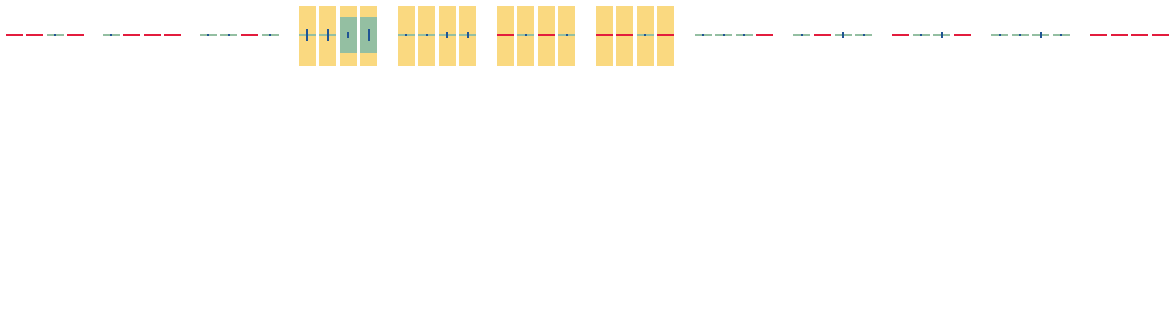
Lark Bunting BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



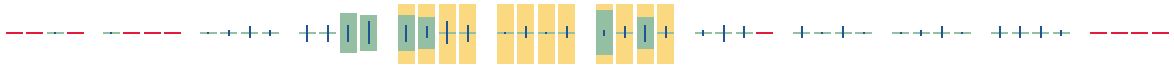
Lesser Yellowlegs BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



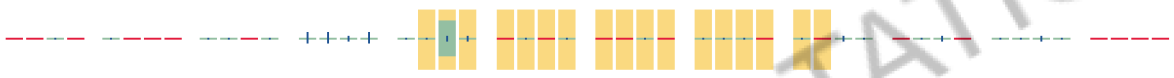
NOT FOR CONSULTATION



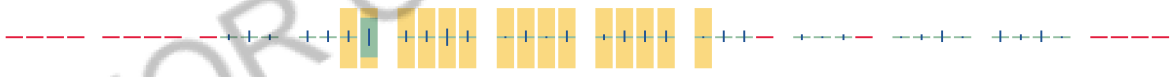
Long-billed Curlew BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Marbled Godwit BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Willet BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

NOT FOR CONSULTATION

Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

NOT FOR CONSULTATION

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

WETLAND DELINEATION REPORT

FOR THE

WALL INDUSTRIAL PARK

PROJECT

Pennington County, South Dakota

T1N, R15E, Section 36

by Sarah Giles
Biologist

Lance Rom, editor

Quality Services, Inc. *Project #WSD21001*

April 19, 2021

Quality Services, Inc.
Archeology, Architectural History, Forestry, Geophysics, Wetlands, History & Paleontology
1621 Sheridan Lake Road, Suite A
Rapid City, SD 57702-3432
Phone 605-388-5309
Fax 605-388-5319
Email: info@qualityservices.us.com
www.qualityservices.us.com

Table of Contents

Table of Contents ii
List of Figures ii
Appendices ii
Location 1
Acres Surveyed 1
Project Description 1
Off-Site Research 1
National Wetlands Inventory 1
Floodplain Management Map 1
USGS Quadrangle Map 2
Soil Review 3
Aerial Photography 4
Special considerations for delineating agricultural lands 8
Field Investigation & Vegetation 9
Conclusions 12
References 13

List of Tables

Table 1. Soil types present on WSA. 3

List of Figures

Figure 1. USGS 7.5' topographic quadrangle, Wasta SE, South Dakota. 1954. 2
Figure 2. Soil types present on WSA. 4
Figure 3. 1991 aerial imagery. US Geological Survey 1991.. 5
Figure 4. 2004 aerial imagery. US Geological Survey 2004.. 6
Figure 5. 2013 aerial imagery. US Geological Survey 2013.. 7
Figure 6. 2016 aerial imagery. US Geological Survey 2016.. 8
Figure 7. Sample Plot Locations Map 10
Figure 8. Norfolk Solar and ESS WOTUS Identification Map. 11

Appendices

I. FIRM Panel
II. Wetland Determination Data Forms
III. Sample Plot Photo Log

Location

Township 1 North, Range 15 East, Section 36.

Acres Surveyed

A total of 9.72 acres of parcel 4536100003 owned by the City of Wall were surveyed to identify wetlands and Waters of the United States (WOTUS) in Pennington County, South Dakota. Two areas were surveyed, a northern area totaling 2.84 acres and a southern area totaling 6.88 acres.

Project Description

Quality Services, Inc. (***QSI***) has prepared this wetland delineation report on behalf of the Wall Economic Development Corporation. The land surveyed is proposed to be developed as a commercial industrial park. The parcel encompassing the WSA is bounded by 234th Avenue to the north, 190th Avenue to the east, land owned by Bielmaier, LLC to the west, and land owned by the City of Wall to the south.

Off-Site Research

Research and analysis began April 8, 2021 to determine if the Wetland Study Area (WSA) contained known wetlands or WOTUS including United States Geological Survey (USGS) topographic quadrangle maps, aerial photographs, USDA Natural Resources Conservation Service (NRCS) soils information, and the United States Fish and Wildlife Service (FWS) National Wetland Inventory (NWI).

National Wetlands Inventory

NWI data indicated a 2.78 acre freshwater emergent wetland located within the boundaries of the northern survey area and a 6.72 acre freshwater emergent wetland located in the southern area.

The water regime for both wetlands was classified as temporarily flooded. This means surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.

Floodplain Management Map

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) were consulted to determine if the WSA is in a flood zone. The FIRM panel confirmed that the WSA is not located in a flood zone. The FIRMette panel map is in Appendix I below.

USGS Quadrangle Map

The WSA is mapped on the USGS 7.5' Wasta SE, South Dakota quadrangle below. The USGS topographic map does not indicate any significant drainage or waterway in or draining to or from the WSA. The survey area is not on a floodplain.

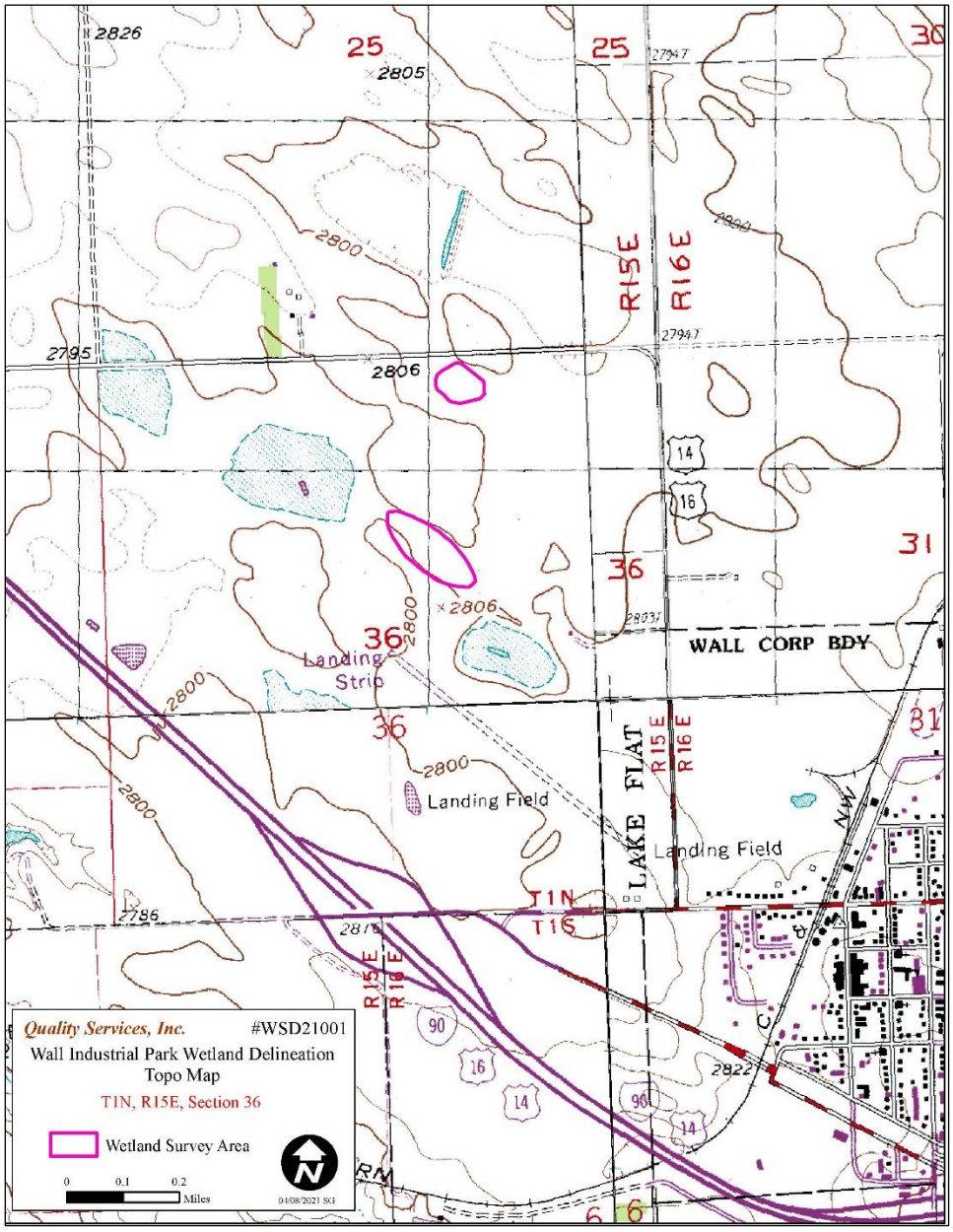


Figure 1. USGS 7.5' Wasta SE, South Dakota topographic quadrangle, 1954.

Soil Review

Soils information was obtained from the NRCS Web Soil Survey. Two soil map unit types were identified within the WSA, shown in Table 1 below.

Table 1. Soil types present on WSA.

Map Unit Symbol	Map Unit Name	Acres in WSA	Percent of WSA	Hydric Soil?
BoA	Blackpipe-Wortman complex, 0 to 3 percent slopes	1.4	14.3%	No
WbB	Wanblee-Wortman silt loams, 0 to 4 percent slopes	8.3	85.7%	No
Total for Area of Interest		**9.7**	**100.0%**	

Blackpipe-Wortman complex, 0 to 3 percent slopes (BoA), is a soil found on plains on uplands. The parent material consists of clayey residuum weathered from shale and/or mudstone. The natural drainage class is well drained.

Wanblee-Wortman silt loams, 0 to 4 percent slopes (WbB),), is a soil found on plains on uplands. The parent material consists of residuum weathered from siltstone. The natural drainage class is well drained.

Both soil types are not flooded or ponded. There is no zone of water saturation within a depth of 72 inches found on either soil. Neither soil meets hydric criteria.

Rainfall in Pennington county, South Dakota averages approximately 17 inches per year resulting in dry and typically unsaturated soils. Soil hues found most commonly on the site were 10YR 4/2, and 10YR 2/2. Only faint redox concentrations and no other hydric soil indicators were observed. All of these soil characteristics combined mean that soils were non hydric and thus not capable of supporting wetland habitat.

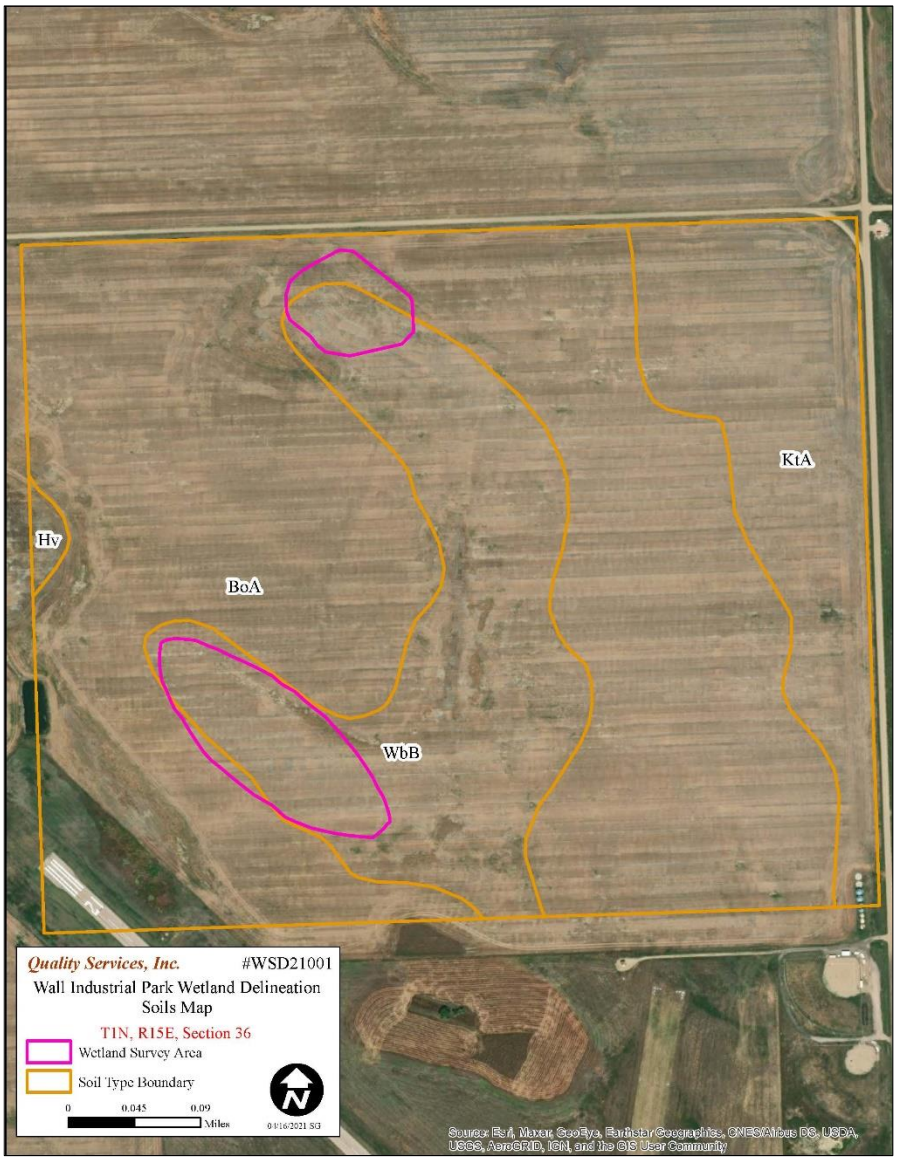


Figure 2. Soil types present on WSA.

Aerial Photography

Available historical aerial imagery was consulted to determine site development history and to note potential wetlands based on vegetative indicators. When viewed from above, wetlands can often be differentiated from uplands by the darker color or lack of vegetation that grows in them.

Aerial photographs dating back to 1991 reveal that this site has been used as an agricultural field for at least the last 29 years. An agricultural drainage ditch can be seen on aerial imagery dating back to at least 1991. This ditch runs northwest to southeast through the southern half of the northern survey area. It then runs north to south and ends 340 feet east of the southern survey area. The two ditches join between the two survey areas and run east to west until meeting 190th

Avenue to the east. The ditch was likely used to lessen the saturation in the low lying area indicated as wetlands by the NWI. This feature does not appear to have any downstream connectivity to other tributaries, streams, or wetlands.

Both survey areas also exhibited darker coloration on aerial imagery, indicating possible soil saturation. Thus, the possible drainage ditch in the northern survey area and the darker coloration in both survey areas were areas of interest for the field investigation.



Figure 3. 1991 aerial imagery. US Geological Survey 1991.
WSA is shown in pink.

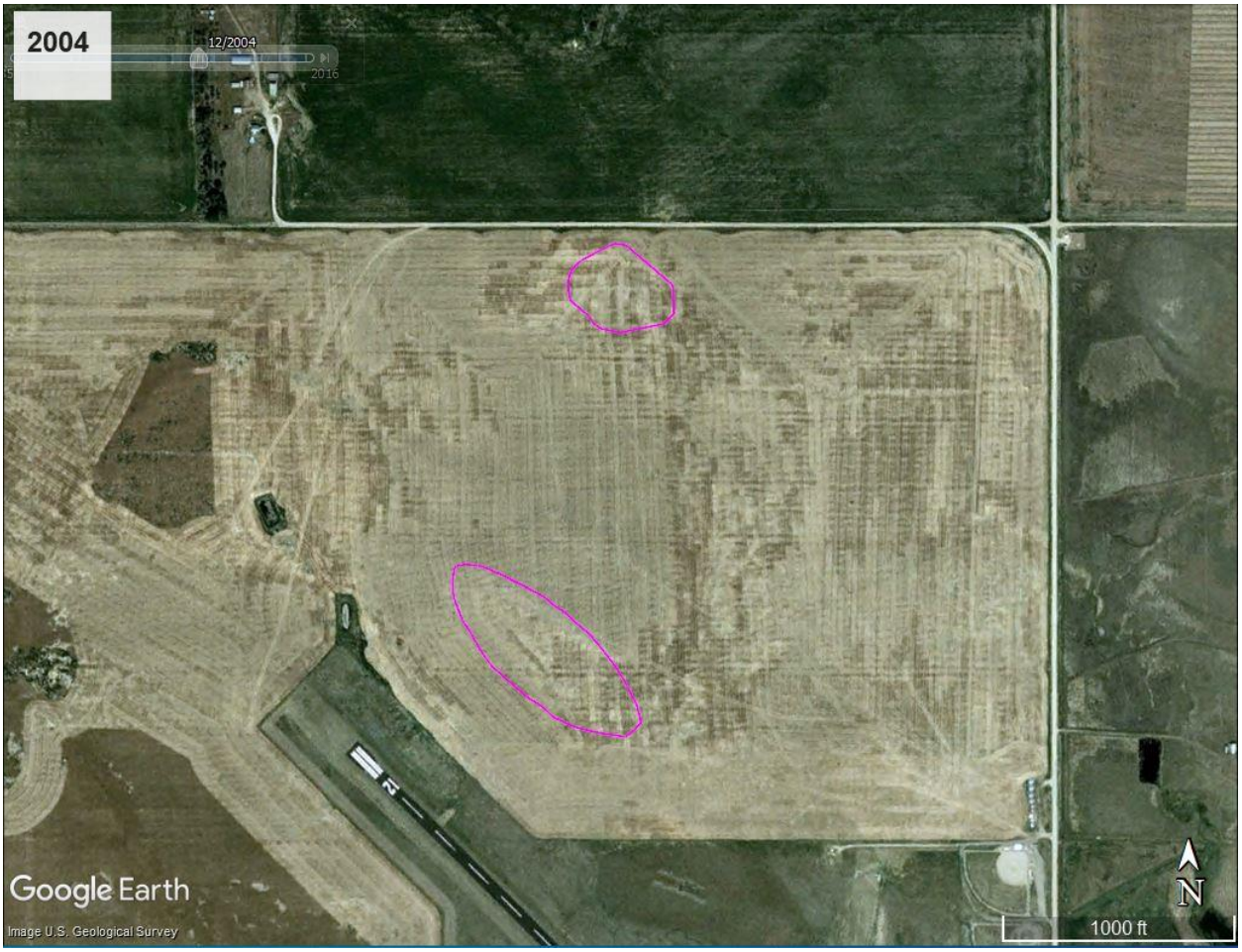


Figure 4. 2004 aerial imagery. US Geological Survey 2004.
WSA is shown in pink.

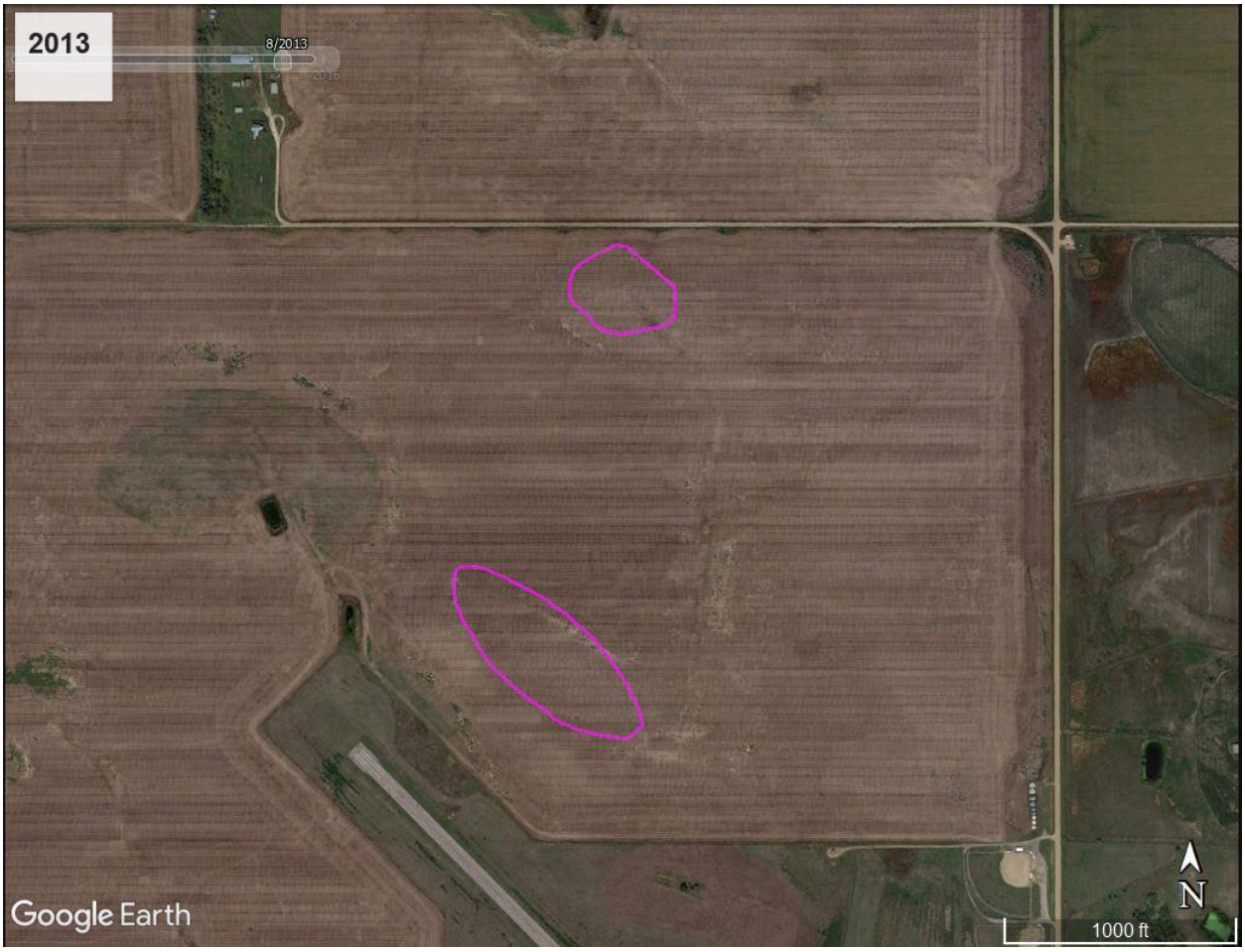


Figure 5. 2013 aerial imagery. US Geological Survey 2013.
WSA is shown in pink.

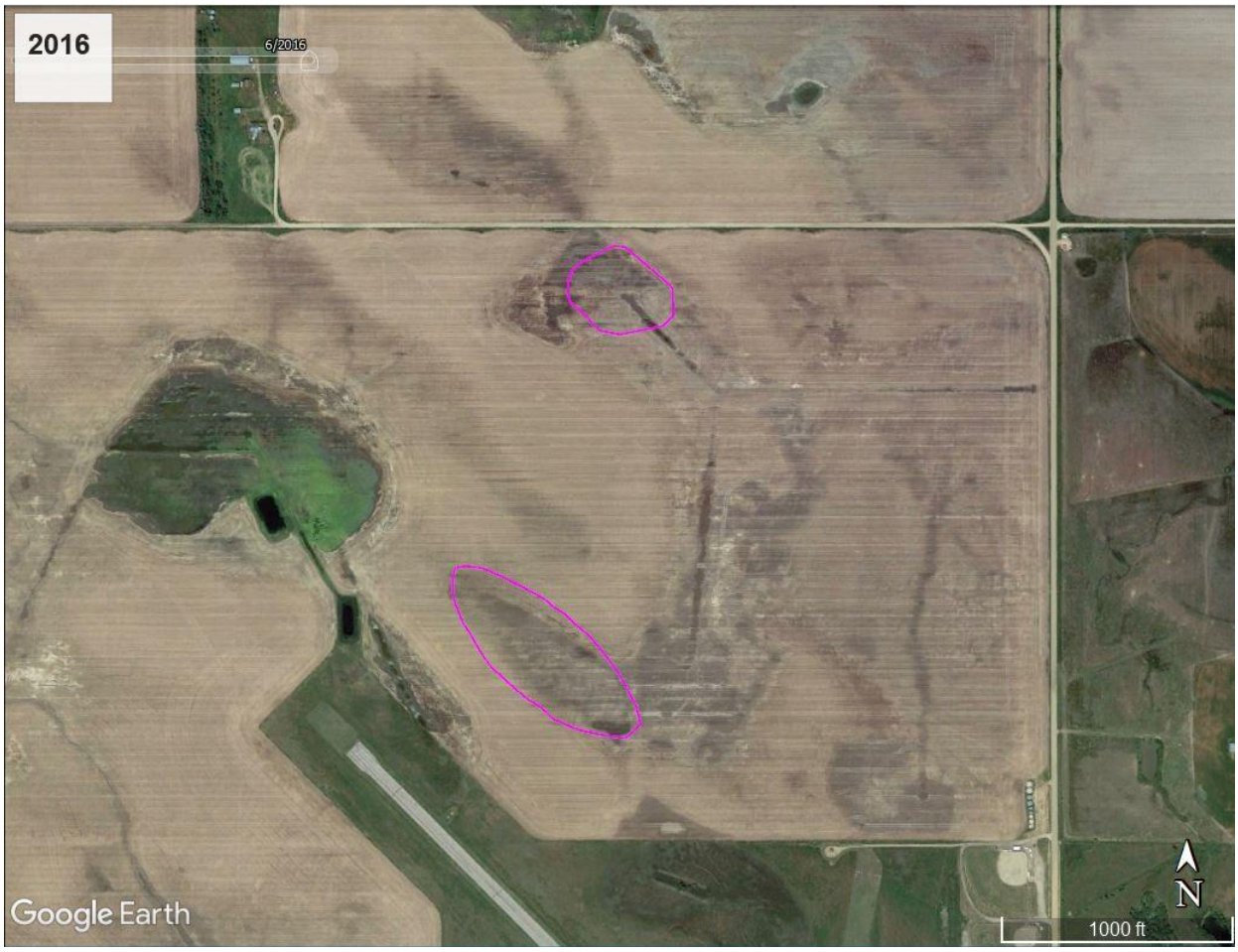


Figure 6. 2016 aerial imagery. US Geological Survey 2016.
WSA is shown in pink.

Special considerations for delineating agricultural lands

Wetland determinations on current and former agricultural lands must consider whether a drainage system is present, how it is designed to function, and whether it is effective in removing wetland hydrology from the area.

The actively managed agricultural area was evaluated to determine if it was a wetland prior to agricultural use, and if the area would revert to wetlands if agricultural activities would cease.

The following are considerations taken into account when delineating wetlands in agricultural fields:

- Wetlands used for agriculture often lack a natural plant community and may be altered by mowing, grazing, herbicide use, or other management practices;

- Soils may be disturbed by cultivation, land clearing, grading, or bedding, at least in the surface layers, and hydrology may or may not be manipulated; and

- Some areas still retain their natural wetland hydrology, but historic wetlands in other areas have been effectively drained and no longer meet wetland hydrology standards.

The wetland delineation in this agricultural area considered if:

- The plant community that would occupy the site under normal circumstances would be hydrophytic if the vegetation were not cleared or manipulated;

- The soil profile will exhibit hydric characteristics with or without agricultural management using standard or supplemental technical methodology.

- Wetland hydrology is present at the site under normal circumstances; and

- A drainage system is present, how it is designed to function, and whether it is effective in removing wetland hydrology from the area.

Field Investigation & Vegetation

Field investigations were conducted on April 14, 2021 by biologist and certified wetland delineator Sarah Giles to collect data to characterize potential WOTUS on the site. All fieldwork was performed in accordance with the 1987 *Army Corps of Engineers Wetland Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region, Version 2.0*.

As shown in Figure 7, sampling points were distributed along five southwest to northeast transects, and encompassed both cropland and areas of darker or no vegetation observed on aerial imagery. In all sampling points, vegetative composition, soil profile, and current hydrologic condition were recorded.

Wetland indicator plant species were referenced in the Great Plains 2016 Regional Wetland Plant List (USACE 2016). Species were classified, in order from most to least likely to appear in a wetland, as obligate wetland species (OBL), facultative wetland species (FACW), facultative species (FAC), facultative upland (FACU), or upland species (UPL). A species classified as OBL occurs almost exclusively in wetlands, just as a UPL classified species does in uplands. A FAC species is a generalist and is just as likely to exist in either condition.

The majority of the WSA was in use as an active agricultural field cultivating wheat (*Triticum aestivum* (UPL)*)*. The areas supporting growth of *Triticum aestivum* had soils with hues of 10YR 2/2 and 10YR 4/2. Faint depletions of 10YR 5/2 were present at ten percent or less and faint concentrations of 10YR 4/3 were present at less than five percent. These areas were characterized in plots 3, 5, 6, 7, and 9.

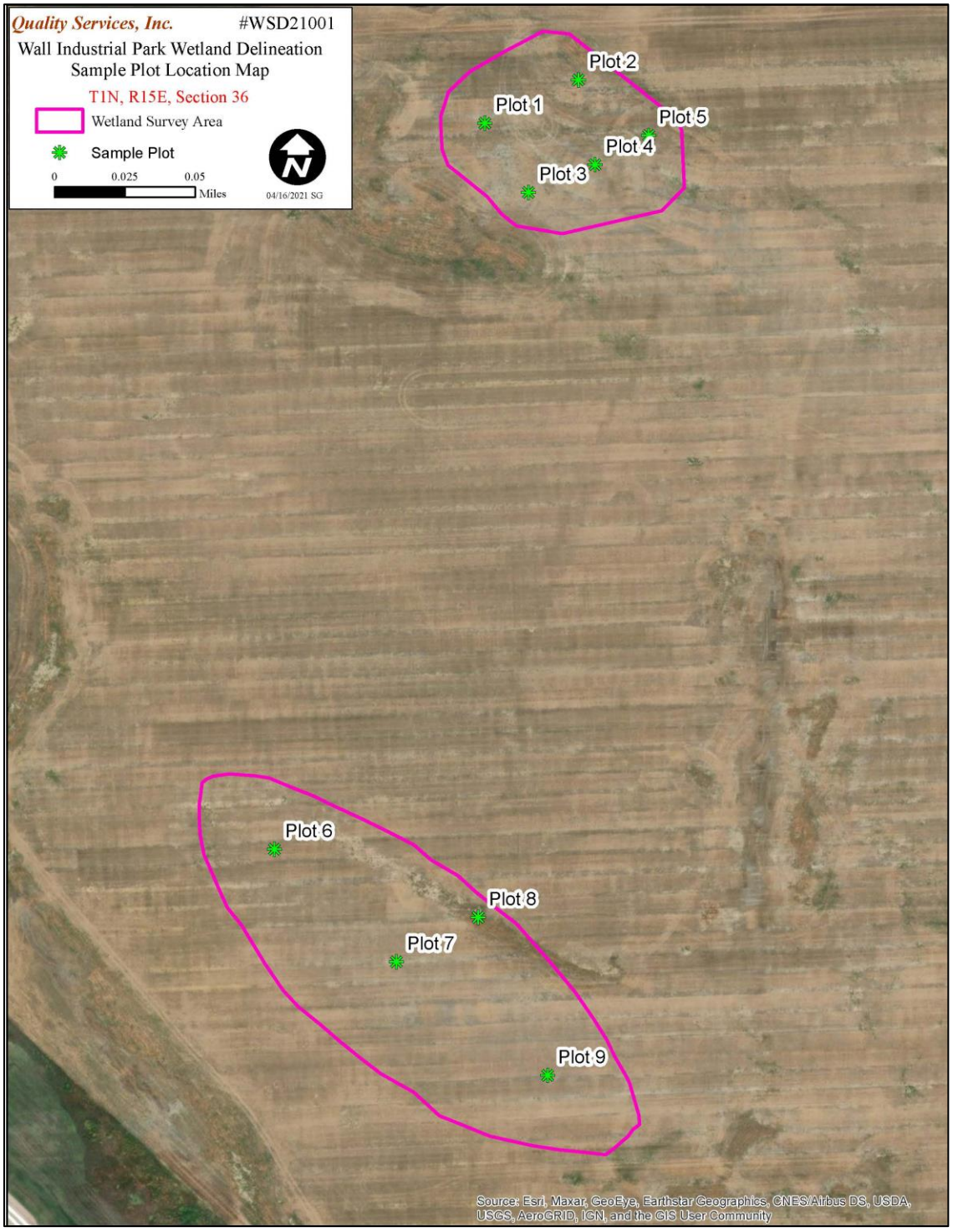


Figure 7. Sample Plot Locations Map

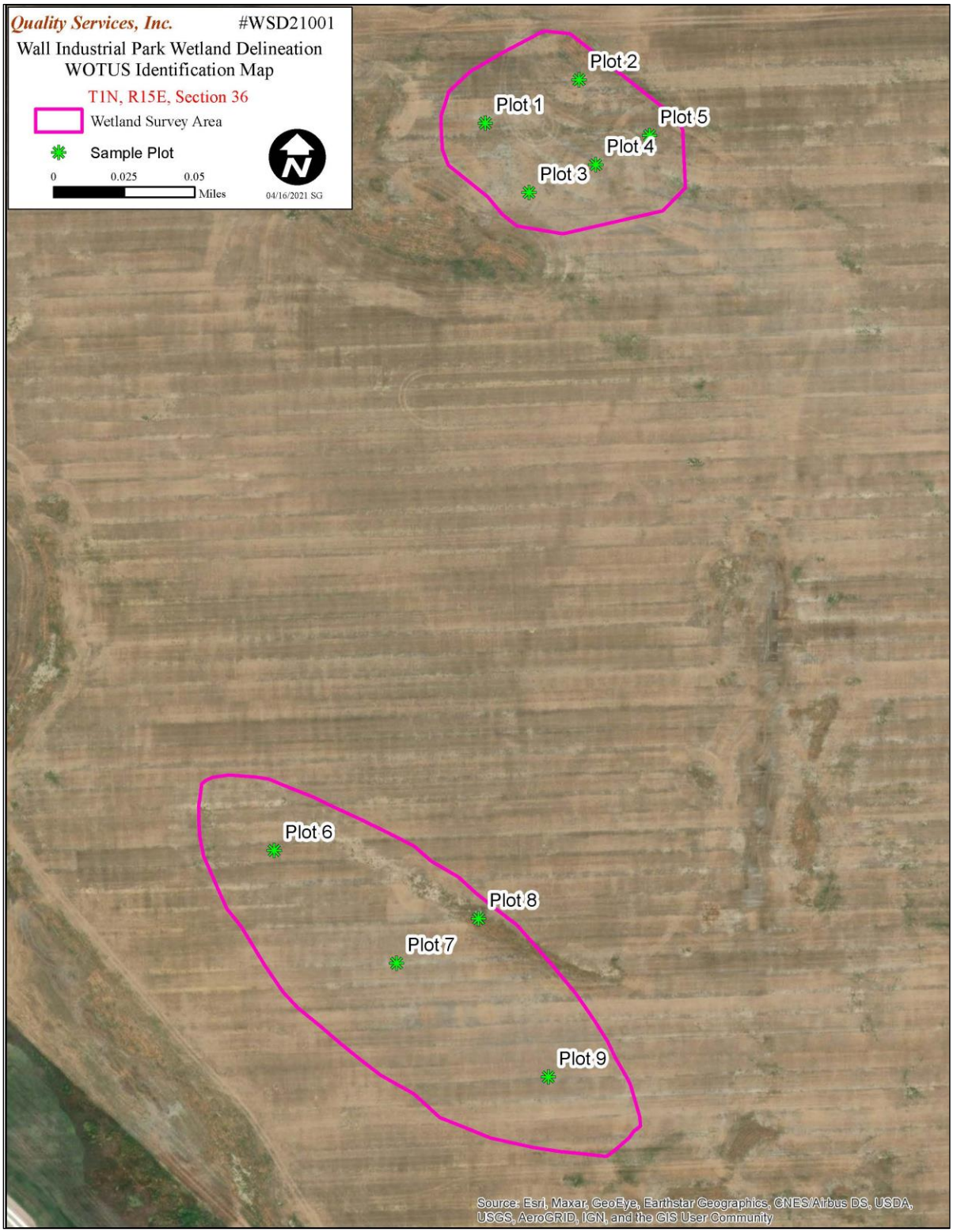


Figure 8. Norfolk Solar and ESS WOTUS Identification Map.
No wetlands or WOTUS were identified at the completion of fieldwork.

The areas indicated as possible wetlands by the NWI and observed as having darker or no vegetation from historic aerial imagery were characterized in plots 1, 2, and 8.

Vegetative cover was less in these areas, with Triticum aestivum (UPL) covering anywhere from 5 to 30 percent of absolute groundcover and Russian Thistle (Salsola tragus (FACU)) covering 5 to 40 percent of the ground. Soils in these areas had hues of 10YR 4/2 with faint redox concentrations of 10YR 4/3 present at less than five percent and deptltions with hues of 10YR 4/1 present at less than ten percent. Soils did not meet hydric soil indicator criteria. Photos of soils representative of the site are included in the photo log in Appendix III.

No wetland hydrology indicators were present. Cracks in soil observed were determined not to be from wetland hydrology, as they were present throughout the agricultural field and are prevalent in the clayey soils of the region.

The drainage ditch seen in aerial imagery as far back as 1991 was present only as a remnant feature. The remnant ditch did not have any hydrologic indicators, defined banks, or channels. This lack of hydrology demonstrates that it no longer transports water from the low lying area, and thus the low lying area has no evidence of holding enough water to sustain wetland habitat. Thus, it is determined that the area would not convert to a wetland if the ditch was filled, since it is not currently transporting water from the WSA.

Conclusions

Field investigations did not discover any wetlands or WOTUS present. The WSA was in use as an active agricultural wheat field. The areas indicated as possible wetlands by the NWI were less vegetated than the surrounding field but did not exhibit wetland hydrology. Soils were all non hydric, unsaturated clays. It is determined from the lack of hydrology in the drainage ditch that the area would not convert to a wetland if the ditch was removed.

References

Environmental Laboratory. 1987. *U.S. Army Corps of Engineers Wetlands Delineation Manual (Technical Report Y-87-1)*. U.S. Army Waterways Experiment Station, Vicksburg, MS.

Lichvar, R.W., Melvin, N.C., Butterwick, M.L., & Kirchner, W.N. 2012. *National Wetland Plant List Indicator Rating Definitions.* U.S. Army Corps of Engineers.

Progress Point. 2018. *Progress Point Wetlands Delineation Report.* Blue Ox.

Soil Survey Division Staff. 1993. *Soil Survey Manual*. United States Department of Agriculture

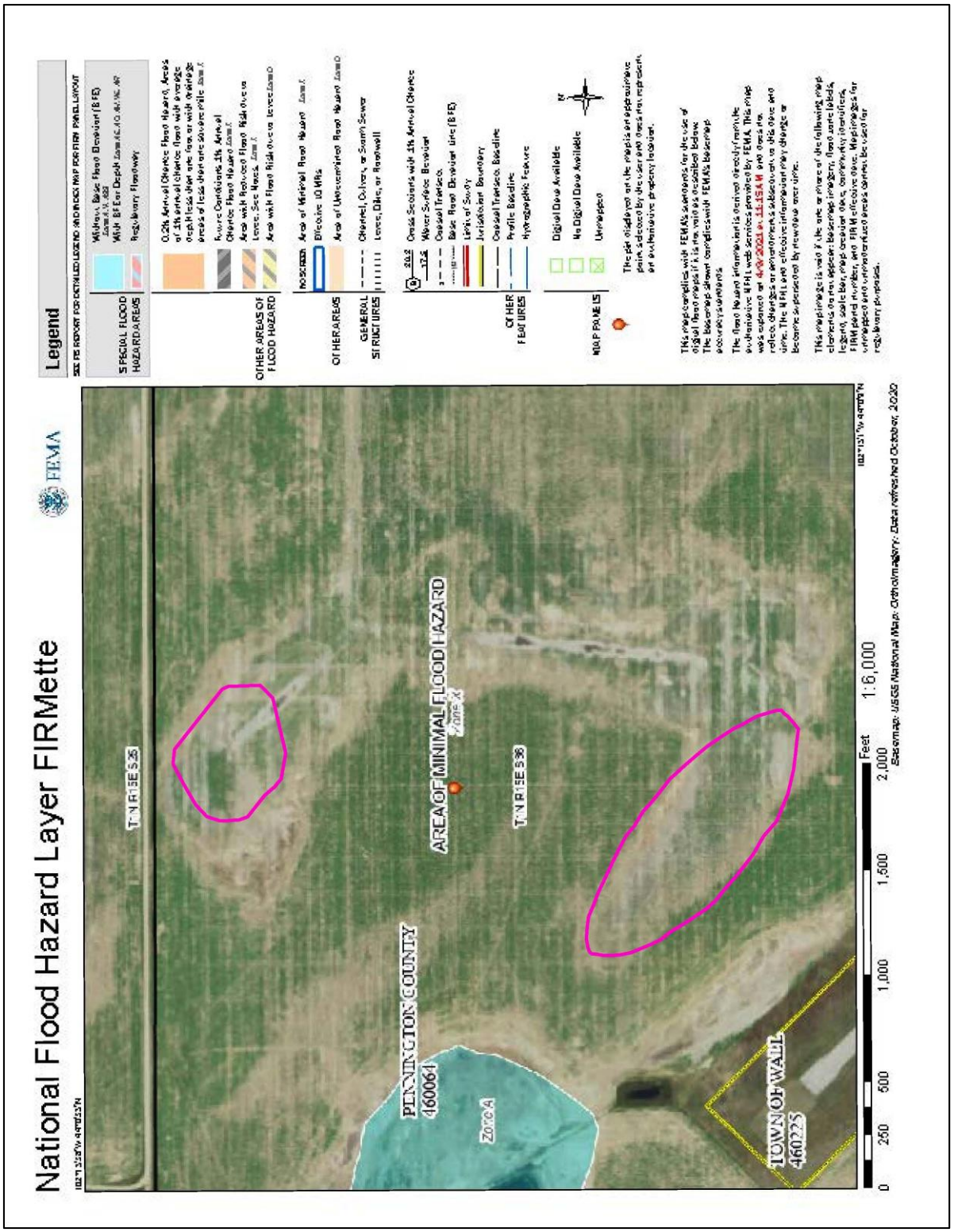
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at https://websoilsurvey.sc.egov.usda.gov/. Accessed 04/13/2021.

UC Davis California Soil Resource Lab. *SoilWeb Earth App*. Electronic document, https://casoilresource.lawr.ucdavis.edu/soilweb-apps/, accessed 04/13/2021.

United States Department of Agriculture. 2008. *Web Soil Survey*. Available online at http://websoilsurvey.nrcs.usda.gov/app/, accessed 04/13/2021.

U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0).* U.S. Army Engineer Research and Development Center, Vicksburg, MS.

Appendix I. FIRM Panel



Wall, SD FIRMette Panel

Appendix II. Wetland Determination Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 1
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0083 | Long: -102.255 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes ____ No X**
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	30	Yes	UPL
2. *Salsola tragus*	40	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	70 =Total Cover		
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
	=Total Cover		
% Bare Ground in Herb Stratum 60			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	40	x 4 =	160
UPL species	30	x 5 =	150
Column Totals:	70 (A)		310 (B)

Prevalence Index = B/A = 4.43

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	90	10YR 4/3	5	C	M	Loamy/Clayey	Faint redox concentrations
			10YR 4/1	5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 2
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0086 | Long: -102.255 | Datum: NAD 83
Soil Map Unit Name: BoA- Blackpipe-Wortman complex, 0 to 3 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	15	Yes	UPL
2. *Salsola tragus*	25	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 75

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	25	x 4 =	100
UPL species	15	x 5 =	75
Column Totals:	40 (A)		175 (B)
Prevalence Index = B/A =			4.38

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	90	10YR 4/3	2	C	M	Loamy/Clayey	Faint redox concentrations
			10YR 4/1	8	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 3
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0080 | Long: -102.255 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	50	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50 =Total Cover		
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
	=Total Cover		

% Bare Ground in Herb Stratum 50

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	50	x 5 =	250
Column Totals:	50 (A)		250 (B)
Prevalence Index = B/A =			5.00

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/2	90	10YR 5/2	10	D	M	Loamy/Clayey	
8-20	10YR 4/2	95	10YR 5/2	5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____

Water Table Present? Yes ____ No X Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No X Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 4
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0081 | Long: -102.255 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	20	Yes	UPL
2. *Salsola tragus*	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 60

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	15	x 4 =	60
UPL species	20	x 5 =	100
Column Totals:	35 (A)		160 (B)
Prevalence Index = B/A =			4.57

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	90	10YR 4/3	5	C	M	Loamy/Clayey	Faint redox concentrations
			10YR 4/1	5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): ____

Water Table Present? Yes ____ No X Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No X Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 5
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0083 | Long: -102.254 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	55	Yes	UPL
2. *Salsola tragus*	5	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 45

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	5	x 4 =	20
UPL species	55	x 5 =	275
Column Totals:	60 (A)		295 (B)
Prevalence Index = B/A =			4.92

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	90	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 5/2	3	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 6
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0046 | Long: -102.257 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	50	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50 =Total Cover		
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
	=Total Cover		
% Bare Ground in Herb Stratum 50			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	50	x 5 =	250
Column Totals:	50 (A)		250 (B)
Prevalence Index = B/A =			5.00

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/2	95	10YR 5/2	5	D	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 7
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0040 | Long: -102.256 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	40	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 60			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	40	x 5 =	200
Column Totals:	40 (A)		200 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/2	95	10YR 5/2	5	D	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 8
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0043 | Long: -102.256 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	5	No	UPL
2. *Salsola tragus*	40	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	45 =Total Cover		
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
	=Total Cover		

% Bare Ground in Herb Stratum 60

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	40	x 4 =	160
UPL species	5	x 5 =	25
Column Totals:	45 (A)		185 (B)

Prevalence Index = B/A = 4.11

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 4/2	97	10YR 4/3	3	C	M	Loamy/Clayey	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Wall Industrial Park | City/County: Wall/ Pennington | Sampling Date: 04/14/2021
Applicant/Owner: City of Wall | State: SD | Sampling Point: Plot 9
Investigator(s): S. Giles | Section, Township, Range: Section 36, Township 1N, Range 15E
Landform (hillside, terrace, etc.): Field | Local relief (concave, convex, none): None | Slope (%): 0-5%
Subregion (LRR): LRR G, MLRA 63A | Lat: 44.0034 | Long: -102.255 | Datum: NAD 83
Soil Map Unit Name: WbB- Wanblee-Wortman silt loams, 0 to 4 percent slopes | NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Triticum aestivum*	45	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	45 =Total Cover		
Woody Vine Stratum (Plot size: 15' radius)			
1.			
2.			
	=Total Cover		
% Bare Ground in Herb Stratum 55			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	45	x 5 =	225
Column Totals:	45 (A)		225 (B)
Prevalence Index = B/A =			5.00

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

SOIL

Sampling Point: Plot 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/2	95	10YR 5/2	5	D	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:
Soils have been plowed. Field is an actively farmed wheat field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ENG FORM 6116-5-SG, JUL 2018 Great Plains – Version 2.0

Appendix III. Sample Plot Photo Log



Photo 1: Sample Plot 1 soil sample. S. Giles 04/14/2021.



Photo 2: Sample Plot 1 facing north. S. Giles 04/14/2021.



Photo 3: Sample Plot 1 facing south. S. Giles 04/14/2021.



Photo 4: Sample Plot 2 facing north. S. Giles 04/14/2021.



Photo 5: Sample Plot 2 facing south. S. Giles 04/14/2021.



Photo 6: Sample Plot 3 soil sample. S. Giles 04/14/2021.



Photo 7: Sample Plot 3, facing north. S. Giles 04/14/2021.



Photo 8: Sample Plot 3, facing south. S. Giles 04/14/2021.



Photo 9: Sample Plot 4 facing north. S. Giles 04/14/2021.



Photo 10: Sample Plot 4 facing south. S. Giles 04/14/2021.



Photo 11: Sample Plot 5 facing east. S. Giles 04/14/2021.



Photo 12: Sample Plot 5 view facing west. S. Giles 04/14/2021.



Photo 13: Sample Plot 6 soil sample. S. Giles 04/14/2021.



Photo 14: Sample Plot 6 view facing north. S. Giles 04/14/2021.



Photo 15: Sample Plot 6 facing south. S. Giles 04/14/2021.



Photo 16: Sample Plot 7 facing north. S. Giles 04/14/2021.



Photo 17: Sample Plot 7 view facing south. S. Giles 04/14/2021.



Photo 18: Sample Plot 8 soil sample. S. Giles 04/14/2021.



Photo 19: Sample Plot 8 facing north. S. Giles 04/14/2021.



Photo 20: Sample Plot 8 view facing south. S. Giles 04/14/2021.



Photo 21: Sample Plot 9 facing north. S. Giles 04/14/2021.



Photo 22: Sample Plot 9 facing south. S. Giles 04/14/2021.

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
SOUTH DAKOTA REGULATORY OFFICE
28563 POWERHOUSE ROAD, ROOM 118
PIERRE, SOUTH DAKOTA 57501-6174

REPLY TO
ATTENTION OF

May 5, 2021

South Dakota Regulatory Office
28563 Powerhouse Road, Room 118
Pierre, South Dakota 57501

Wall Economic Development Corporation
Attn: Liliya Stone
501 Main Street
Wall, South Dakota 57790

Dear Ms. Stone:

Reference is made to the information received April 21, 2021, concerning Section 404 of the Clean Water Act permit requirements. The review area is located in Section 36, Township 1 North, Range 15 East, Pennington County, South Dakota.

Based on the information provided, we have determined that there are no waters of the United States (i.e. jurisdictional waters) located within the review area. Therefore, activities within the review area are not subject to Department of the Army regulatory authorities and no permit pursuant to Section 404 of the Clean Water Act is required from the Corps of Engineers.

An approved jurisdictional determination (JD) has been completed for your project. This JD is valid for 5 years from the date of this letter. The JD is enclosed and also may be viewed at our website. The link to the website is shown below. The JD will be available on the website within 30 days. If you are not in agreement with the JD, you may request an administrative appeal under Corps of Engineers regulations found at 33 C.F.R. 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form (RFA). Should you decide to submit an RFA form, it must be received by the Corps of Engineers Northwestern Division Office within 60 days from the date of this correspondence (by July 4, 2021). It is not necessary to submit a RFA if you do not object to the JD.

You can obtain additional information about the Regulatory Program from our website:
http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/SouthDakota.aspx

If you have any questions, please feel free to contact this office at the above Regulatory Office address, or telephone Jeff Breckenridge at (605) 341-3169, ext. 3621 and reference action ID NWO-2021-00759-PIE.

Sincerely,

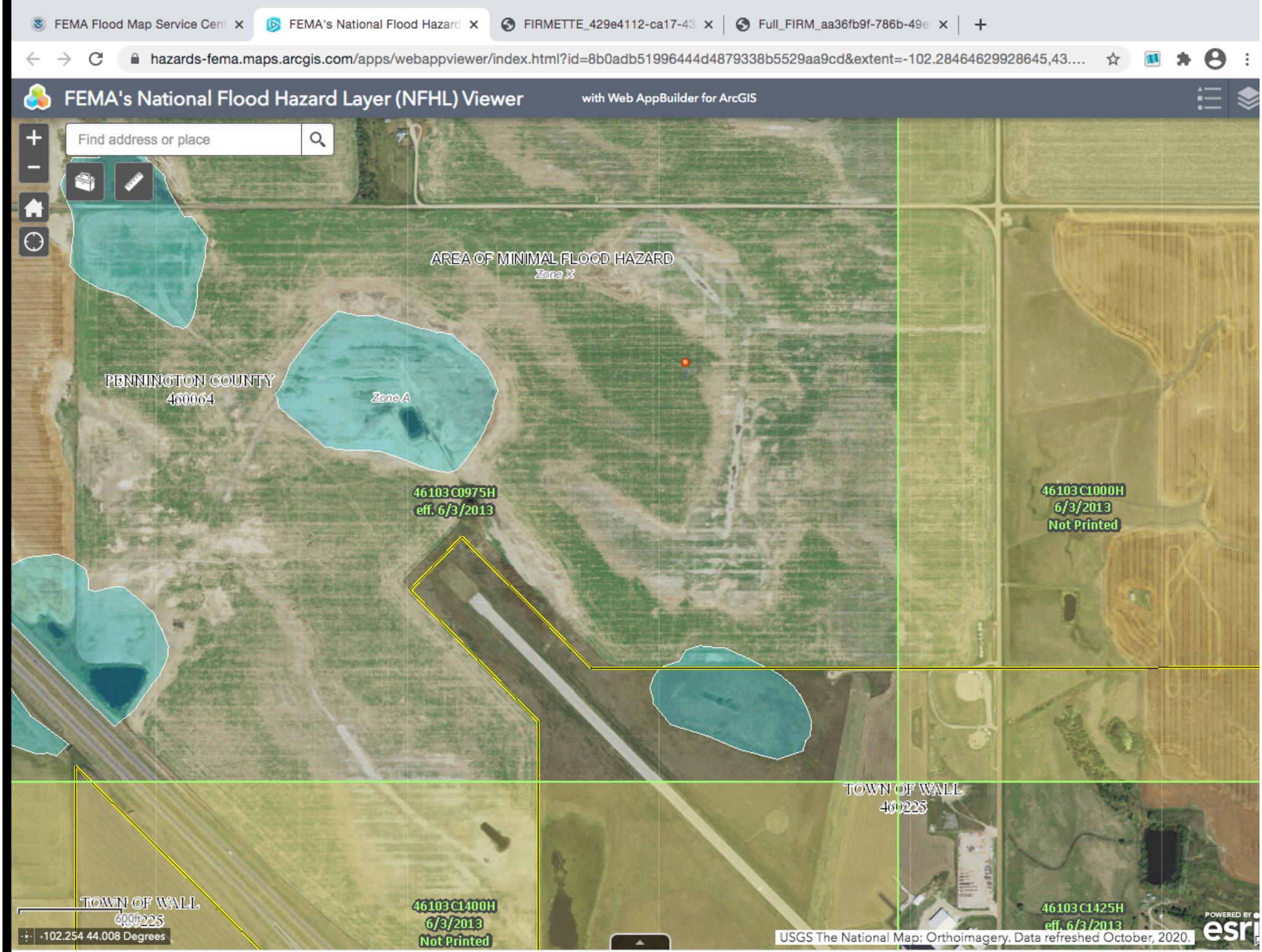


Steven E. Naylor
Regulatory Program Manager,
South Dakota

Enclosures

cc:

Quality Services Inc. (Giles)


FEMA Flood Map Service Cent
FEMA's National Flood Hazard
FIRMETTE_429e4112-ca17-43
Full_FIRM_aa36fb9f-786b-49e
hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-102.28464629928645,43....
FEMA's National Flood Hazard Layer (NFHL) Viewer
with Web AppBuilder for ArcGIS
Find address or place
AREA OF MINIMAL FLOOD HAZARD
Zone X
PENNINGTON COUNTY
460064
Zone A
46103C0975H
eff. 6/3/2013
46103C1000H
6/3/2013
Not Printed
TOWN OF WALL
460225
TOWN OF WALL
460225
46103C1400H
6/3/2013
Not Printed
46103C1425H
eff. 6/3/2013
600ft
-102.254 44.008 Degrees
USGS The National Map: Orthoimagery. Data refreshed October, 2020.
POWERED BY esri
46103C0975H.zip
Show All

CULTURAL RESOURCE INVENTORY

OF THE

CITY OF WALL

INDUSTRIAL PARK DEVELOPMENT PROJECT

Pennington County, South Dakota

By Lina Ramirez

Jana Morehouse, editor

Quality Services, Inc. *Project #SD3921012*

April 20, 2021

Cody Newton
Principal Investigator

Quality Services, Inc.
Archeology, Architectural History, Biology, Geophysics, GIS,
History, LIDAR, NEPA, Paleontology, Tribal Consultation, Wetland Studies
1621 Sheridan Lake Road, Suite A
Rapid City, SD 57702-3432
Phone 605-388-5309
Fax 605-388-5319
Email: info@qualityservices.us.com
www.qualityservices.us.com

Abstract

Quality Services, Inc. (QSI) conducted a cultural resource inventory on March 23 and 26, 2021, in the South Fork Cheyenne Archeological Study Unit, Pennington County, South Dakota. The City of Wall contracted ***QSI*** to perform this inventory for the Wall Industrial Park Development project on land owned by the city. The inventory area consists of 98.4 acres.

Record search of the proposed project area was completed with the South Dakota State Historical Society. Nine previously recorded sites and historic structures are within one mile of the project area with one in the project area. Eight previous inventories are within one mile of the project area including one that overlaps with the north edge of the current inventory.

The field inventory revisited site 39PN1780, which could not be located, and identified three newly recorded sites (39PN3933, 39PN3934, 39PN3935) all of which are recommended ***not eligible*** for the National Register of Historic Places. **No significant historic resources were found during the inventory, and a finding of no historic properties adversely affected is recommended for the project.**

In the event cultural resources are located during project implementation, the Wall Economic Development Corporation, South Dakota State Historic Preservation Office, and ***QSI*** should be notified immediately.

Table of Contents

Abstract i
Table of Contents ii
List of Tables ii
List of Figures ii
Introduction 1
Project Location 1
Research Design 4
Environmental Overview 4
Culture History Overview 5
Clovis, Folsom, & Later Paleoindian c. 13,400 to 7600 cal B.P. 5
Plains Archaic c. 7600 B.P. to 1500 cal B.P. 6
Early Plains Archaic c. 7600 to 5000 cal B.P. 6
Middle Plains Archaic c. 4900 to 3000 cal B.P. 7
Late Plains Archaic 3000 to 1500 cal B.P. 8
The Late Prehistoric 1500 to c. 400 cal B.P. 8
The Protohistoric Period c. A.D. 1600 to1804 9
The Historic Period 1804 to Early Twentieth Century 9
Cultural Resource Records Review 10
Survey Methods & Results 11
Previously Recorded Cultural Resource 12
39PN1780 12
Newly Recorded Cultural Resources 12
39PN3933 12
39PN3934 15
39PN3935 17
Conclusions and Management Recommendations 20
References Cited 22

List of Tables

Table 1. Legal location. 1
Table 2. Cultural resources within records search area. 10
Table 3. Previous inventories within the records search area. 11
Table 4. Results of subsurface test. 20

List of Figures

Figure 1. Project location within South Dakota. 1
Figure 2. Wall Industrial Park Project Map. 2
Figure 3. Project overview from northeast corner facing southwest. 3
Figure 4. Project overview from southeast corner facing northwest. 3
Figure 5. Animal burrow showing near surface B horizon material. 5
Figure 6. 39PN3933 sketch map. 13

Figure 7. 39PN3933 overview facing east. 14
Figure 8. 39PN3933, body and partial base aqua bottle shard. 14
Figure 9. 39PN3934 overview facing west. 15
Figure 10. 39PN3934 sketch map. 16
Figure 11. 39PN3934, flake showing dorsal surface with platform at bottom. 17
Figure 12. 39PN3935 sketch map. 18
Figure 13. 39PN3935 overview facing west/southwest. 19
Figure 14. 39PN3935 P1, biface. 19
Figure 15. 39PN3935 P2, core. 20

Introduction

The City of Wall contracted ***Quality Services, Inc. (QSI)*** to conduct a cultural resource investigation of the project area to fulfill the requirements of Section 106 of the National Preservation Act of 1966 (P.L. 89-665) as amended (NHPA), 54 U.S.C. § 306108, and its implementing regulations (36 CFR Part 800). The research design implemented for the project focused on determination of effect for any discovered cultural resources and providing appropriate data to State review agencies.

The City of Wall plans to develop an industrial park on previously cultivated land adjacent to the city airport (Figure 1). The industrial park will include eighteen lots, access roads, and be connected to city utilities. The area of direct effect (APE) for the project consists of two parcels totaling 98.4 acres where the proposed industrial park is to be sited (Figure 3, Figure 4).

Project Location

Table 1. Legal location.

County	Township	Range	Sections
Pennington	1N	15E	36

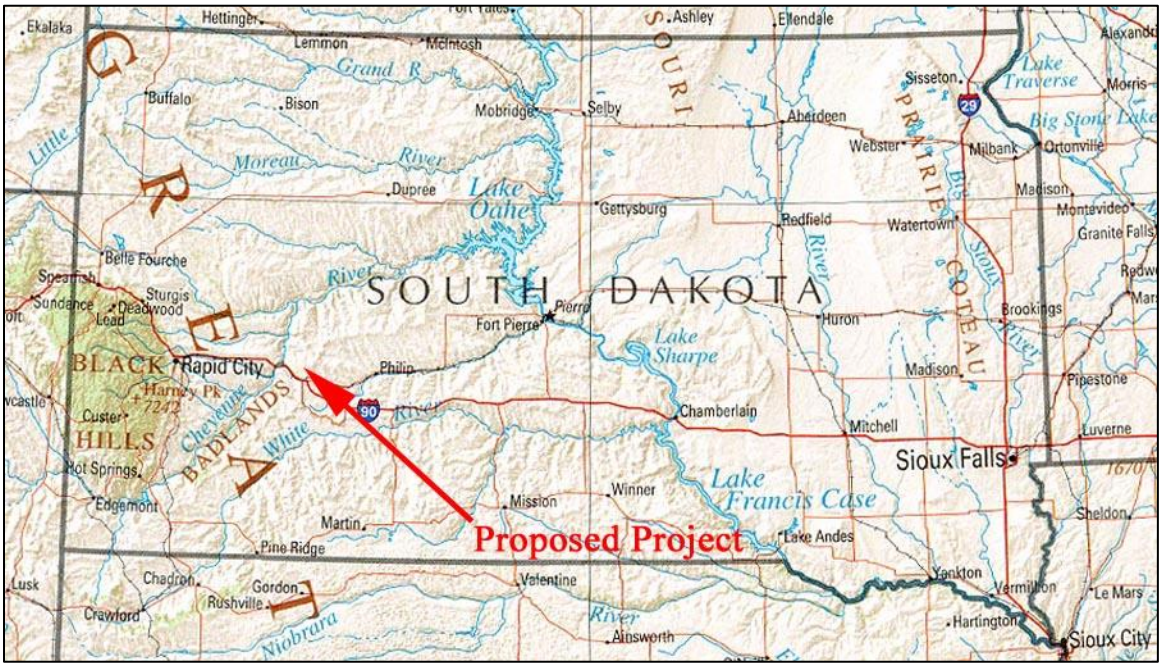


Figure 1. Project location within South Dakota.

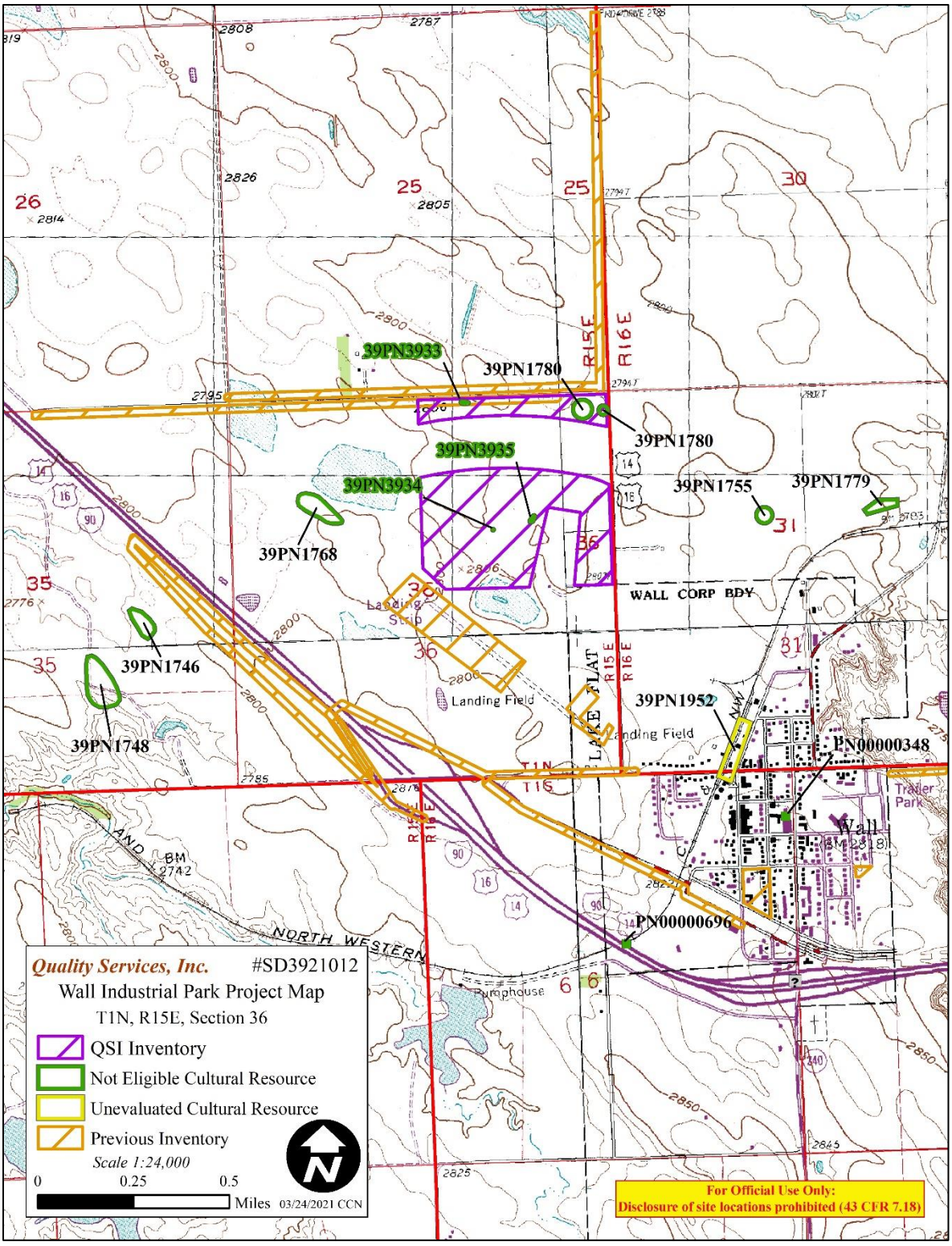


Figure 2. Wall Industrial Park Project Map.
USGS 7.5' Wasta SE, SD topographic quadrangle.



Figure 3. Project overview from northeast corner facing southwest.
C. Newton 03/23/2021.



Figure 4. Project overview from southeast corner facing northwest.
C. Newton 03/23/2021.

Research Design

This research design was developed to determine potential project effects on any newly recorded or known cultural resources located within the proposed project area on lands administered by the City of Wall. A record search was conducted to identify any previously recorded cultural resources within one mile of the project area and in the APE. This was done to understand potential site types within the APE, including the character of those sites, and the probability of other sites in the area.

The cultural resource inventory methodology was as follows:

- Conduct a record search of the project area and one-mile buffer with the State Historic Preservation Society.
- Conduct pedestrian inventory of the APE using 15-meter spacing.
- As warranted, revisit previously recorded sites within proposed project area to determine if protection or mitigation measures should be implemented.
- Record new cultural resources located during inventory.
- Conduct National Register of Historic Places (NRHP) evaluations of cultural resources if needed.
- Determine potential project effects.

Environmental Overview

The project area is in the southern portion of the Unglaciated Missouri Plateau, east of the Black Hills Uplift and within the Great Plains province (Trimble 1980). The Great Plains ecoregion is characterized by semiarid rolling plains with underlying shale, siltstone, and sandstone bedrock. Native vegetation is typical mixed-grass prairie, and the region receives between 10 and 20 inches of annual rainfall. The project area is in agricultural cropland previously cultivated for corn and wheat.

According to the National Resource Conservation Service (NRCS) Web Soil survey the project area is primarily covered (85 %) by Blackpipe-Wortman complex soils and Wanblee-Wortman silty loams (NRCS 2021). These are moderate to deep silty to silty clay loams and clays formed from clayey residuum or siltstone with thin A E horizon surfaces. Most of the remaining project is Kyle Clay—a soil formed in sediment weathered from clay shale with a thin A horizon.

In-field observations and subsurface tests are consistent with the soil survey reports and indicate moist clayey sediments and possibly hydric sediments in the low-lying portions of the project along with clay loams in the higher portions of the project with thin or no A horizon development (Figure 5). The upper portion of these soils throughout the project are significantly disturbed by decades of plowing.



Figure 5. Animal burrow showing near surface B horizon material.
C. Newton 03/23/2021.

Culture History Overview

The project is in the South Fork Cheyenne archaeological region and is part of the Pierre Hills Section of the Unglaciated Missouri Plateau (Sundstrom 2019:IV-45). The region encompasses portions of Fall River, Custer, Pennington, and Meade counties (Sundstrom 2019:IV-1).

Clovis, Folsom, & Later Paleoindian c. 13,400 to 7600 cal B.P.

No Clovis or Folsom complex site have been found in the South Fork Cheyenne region, but these sites have been found in nearby regions. Clovis dates as far back as 13,400 years before present and may represent the first truly indigenous culture in North America. The Clovis people likely lived in highly mobile small bands of people armed with a shared tool kit that included the diagnostic fluted lanceolate Clovis point, gravers, a variety of end scrapers, and a blade-technology with cutting and scraping tools made from the blades. The discovery of kill sites in the western United States has tended to emphasize a lifeway based on specialized hunting of now extinct Ice-age big-game animals such as mastodons and mammoths. Martin (1984) even argued that the success of Clovis hunters largely contributed to the megafaunal extinction. However, it has been convincingly argued that this type of subsistence was not a widespread important role in Clovis subsistence, and the Clovis people appear to have emphasized a variety of flora and fauna (Anderson and Sassaman 1996; Bryan 1991; Griffin et al. 1988).

Well known in Plains archaeology, the Lange-Ferguson site (39SH33) is recorded in the region (Hannus 1990). This Clovis site is mammoth kill/butchery locality with direct evidence for the use of mammoth bone tools in the butchering process.

Following Clovis and the death of many Ice-age megafauna, the Folsom complex emerged. This complex is identified by well-made lanceolate points fluted entirely up to their tips, and the people relied heavily on the bison herds and other big game for subsistence. Bamforth (1988) hypothesizes that as bison herds grew due to favorable climatic shifts, this food resource became more predictable. Folsom groups reacted by using regular and preferred locations, engaging in communal hunts, and concentrating into larger social groups. As evidenced by their specialized point production, this may have led to greater social complexity from Clovis to Folsom.

Like Clovis, Folsom sites are rare. The recorded Folsom Spring site (39SH101) in the White River Badlands represents a Folsom campsite near an ancient spring source.

Following and partly overlapping the Folsom period around 10,500 to 9,000 B.P. in addition to a climatic shift more similar to modern times, many regional adaptations appeared in North America. Many Plains archaeologists refer to this period as the Middle Paleoindian period (see Frison 1991). This period includes the Alberta, Hell Gap, and Agate Basin cultural complexes. These groups continued to emphasize a subsistence based on bison hunting and were involved in massive bison drives that probably required intimate knowledge of the landscape and several people. Beginning at about 9,000 B.P. and continuing on to about 8,000 B.P., it appears that Plains groups began to develop a hunting/gathering subsistence mode that was focused on a more generalized resource base. This period is referred to as the Late Paleoindian period (9,000-8,000 B.P.) and several variations of parallel-oblique flaked, unfluted, lanceolate point forms existed including the Jimmy Allen, Frederick Allen, Pryor Stemmed, Lovell Constricted, Angostura, Lusk, and many others. In addition, the Cody complex dates to the Late Paleoindian period and consists of finely made stemmed spear points such as the Scottsbluff and Eden types. The use of local stones for tool manufacture and the limited distribution of the projectile point types relative to earlier times may suggest that cultural boundaries also were present to some degree.

Late Paleoindian sites in the region include a handful of Agate Basin sites and an isolated Alberta-like point at 39SH85. Near the current project area, an isolated possible Agate Basin point (39SH129) is recorded just over a mile west of the airport.

Plains Archaic c. 7600 B.P. to 1500 cal B.P.

The Plains Archaic is defined by a marked subsistence focus on hunting and gathering. Groundstone tools such as manos and metates used for processing and grinding seeds become an important part of the Archaic material culture and are indicative of the more generalized subsistence strategies. While this lifeway existed to some degree in the late Paleo-Indian times, it was not as widespread. Frison (1998) writes that the term 'Archaic,' in one sense of the word, is meant to denote an adaptation dominated by hunting and gathering rather than a cultural time period. In fact, many Plains groups continued the Archaic lifestyle well into historic times, and Archaic temporal periods are defined much more by changes in projectile point styles rather than significant changes in lifeways.

Early Plains Archaic c. 7600 to 5000 cal B.P.

The Early Plains Archaic coincides with an extremely warm and dry climatic episode known as the Hypsithermal or Altithermal. Though the effects of this episode on plants, animals, and people are still

debated, Frison (1998) suggests that severe droughts caused plant communities to shift to higher elevations; and, as a result, many Early Plains Archaic people occupied foothill-mountain areas. Frison (ibid.) points to the presence of several Early Archaic sites in low elevation intermontane settings in addition to Early Plains Archaic bison kill sites in the Wyoming Black Hills as mounting evidence for this hypothesis on the human response to the Altithermal.

Habitation features, known as pit house features, also first appear during this time (Kornfeld et al. 2010). They date toward the end of the Late Archaic period and extend into the Middle Archaic. These features "usually appear as deep, circular stains, sometimes with central post molds. Others are oval with multiple post molds along the long axis" (Sundstrom 1996 2c-16). Cache pits, fire pits, and grinding stone are commonly found in the pit houses. The presence of these fairly significant habitation features may be associated with some level of sedentism.

Relative to the Paleo-Indian times, Early Archaic bison kill sites are typically small consisting of only 10-20 bison. Hunting strategies included the use of arroyo traps and jumps and probably required small groups or bands to pull off. However, many sites such as the Spring Creek site in south-central Nebraska and the Coffey site in northern Kansas contain much more small game and plant remains than large herbivores. Certainly, this is an indication of the more generalized resource base.

Other than ground stone implements, the Early Archaic also included the arrival of a new type of projectile point. These projectile points are distinctly side-notched although there are many regional variations of this form. The technological innovation of notching offered a much stronger binding to the foreshaft of a spear while reducing the bonding mass at the same time (Howard 1995).

Early Plains Archaic archaeological sites are rare. Currently there are only two documented early Archaic sites in the region, 39JK100 and 39SH54.

Middle Plains Archaic c. 4900 to 3000 cal B.P.

The end of the Altithermal and the return to modern climatic condition marks the beginning of the Middle Archaic Period. In addition to a refinement in bison hunting strategies, the Middle Plains Archaic period witnessed an even greater emphasis on plant foods. Reused sandstone plant grinders as well as roasting pits are common at sites dating to this time period. While small bison kill sites are the most typical of the period, Middle Archaic people continued to use bison jumps. One noteworthy innovation by Middle Archaic hunters was the use of bison corrals like that seen at the Scoggin Site in Wyoming. This strategy is very different in that it likely needed much a fewer people to operate relative to the other strategies. Overall, Middle Archaic groups developed a carefully planned scheduling of economic activities based on seasonal plants and movements of game.

During this time period, the Plains also witnessed the widespread appearance of stone circles. The features typically measure between 13 and 23 feet in diameter. Although the function of them has been debated, it is generally agreed that most represent a circular anchor "to hold down the cover of a conical (or some other type) lodge" (Frison 1998:154).

The McKean Complex is the most notable Middle Archaic archaeological manifestation. These site types are most readily recognized by the lanceolate McKean point with an indented base and convex

blade edges. However, there are many variations of the McKean point and include side- notched and stemmed forms. Nevertheless, the McKean sites have an extremely wide distribution across the Plains.

Middle Archaic sites are much more common than the preceding time periods. Within the White River Badland region, there are over 15 recorded McKean Complex sites.

Late Plains Archaic 3000 to 1500 cal B.P.

The Late Plains Archaic is marked by the appearance of corner-notched points on the Plains. This notching technique produced flared edges with sharp points where the base and edge intersect. In general, Late Archaic people appeared to shift back to a focus on large, upland game (Deaver and Deaver 1988:96), although other resources were certainly exploited to some extent.

The earliest Late Archaic manifestations are the Pelican Lake and the Yonkee phases (Kornfeld et al. 2010). The later Besant phase (2000 B.P.) represented a highly sophisticated bison hunting culture. Besant bison kill sites often consist of complicated, skillfully constructed bison corrals similar to modern cattle corrals. The use of these corrals would have required great knowledge and understanding of stampeding animals (Fagan 2000:125). At the Ruby site along the Powder River in Wyoming, a structure at the southern end of this bison corral site is interpreted to be a ceremonial structure. If this is true, this could represent the importance of ritual at communal hunts similar to the rituals documented in historical accounts. Ceramics also occasionally appear at Besant sites.

There are several Pelican Lake, Yonkee, and Besant sites in the current study region. 39PN607, although radiocarbon dated to the Late Prehistoric time period, contained points similar to Pelican Lake and Besant types (Rood and Rood 1984).

Around A.D. 1, the Avonlea phase began on the Plains and continued well into the Late Prehistoric Period. Avonlea points are typically side-notched points with slightly concave bases. Based on their smaller sizes, it is believed that the Avonlea people were the first to use the bow and arrow on the Plains. Avonlea ceramic styles include net impressed, spiral channeled and smooth surfaces (Dyck 1983:123).

The Late Prehistoric 1500 to c. 400 cal B.P.

The early Late Prehistoric Period is essentially an arbitrary division at the terminal Late Archaic Period where all cultural groups are believed to have a strong emphasis on bison hunting aided by the widespread use of the bow and arrow as indicated by small delicate projectile points. In fact, the Besant and Avonlea phases are considered by many to be part of the Late Prehistoric Period as well (e.g., Deaver and Deaver 1988). Avonlea sites in South Dakota consistently indicate a date of post 1500-B.P., and the Avonlea complex is typically and exclusively associated with the Late Prehistoric Period in this state. Despite the change in the name of the general period, Late Prehistoric groups still continued to live Archaic-based hunting and gathering subsistence strategies although probably with a greater focus on bison hunting.

The Besant and Avonlea complexes in the Dakotas are often discussed in conjunction with Woodland Period of the Late Prehistoric. While the Late Prehistoric far-western Northwestern Plains archaeological complexes generally continued the Archaic lifestyle of nomadic hunter-gatherers, the

Woodland period is typically associated with the beginnings of horticulture around 2000 years ago along the Middle Missouri in the Dakotas of the Plains. These Woodland groups are characterized by fixed settlements, more complex societies, seed horticulture, pottery/ceramic production, and the construction of burial mounds.
The Plains Village period supplanted the Woodland culture in the Middle Missouri around 900 A.D. The transition is generally marked by larger villages (sometimes with fortifications) and horticulture produce including corn, beans, squash, and sunflowers. This period is typically divided into "sub-traditions" and variants based on dates, ceramics, house types, and other characteristics. This includes, in order of antiquity, the Initial (IMM), Extended, and Terminal Middle Missouri Variants and the Initial, Extended (ExC), Post-Contact (PCC), and Disorganized Coalescent Variants.

Several sites date to the late Prehistoric time period in the region. Plains Village sites typically are associated with the IMM variant (e.g., 39JK4, 39PN586, and 39SH133), although a few others are identified as ExC or PCC variants (e.g., 39SH60 and 39PN590).

The Protohistoric Period c. A.D. 1600 to1804

The Protohistoric Period marks the beginning of great change on the Plains. The term Protohistoric is associated with the onset of Euro-American presence on the Plains, even though this does not imply there was full-scale or even frequent direct contact with Euro-Americans. Certainly, the greatest impact was the arrival of trade goods including horses and firearms. Horses were provided indirectly by the Spanish from the southwest, and firearms came later indirectly from the French, English, and American fur-traders from the northeast. Both trade goods greatly increased the ease of bison hunting and also influenced other once semi-sedentary horticulture groups from the east such as the Cheyenne, Crow, and the Lakota/Dakota to become Plains equestrian nomadic bison hunters. The Protohistoric Plains groups were highly mobile focusing intensely on bison hunting with only a supplemental emphasis on other resources. The need to cover the large migration ranges of bison coupled with the influx of other groups competing for the same resource created much competition between tribes. As a result, intertribal conflict became more common, and the power of tribes as well as individuals became defined by the accumulation of European trade goods. The Kiowa, who inhabited the Black Hills and the surrounding Plains, were able to develop a powerful three-way trade with the Mandan and Hidatsa.

Protohistoric sites are recognized by the occurrence of both native artifacts such as stone tools mixed in with European trade goods such as gun parts, trade beads, metal projectile points, and other metal items.

The Historic Period 1804 to Early Twentieth Century

The 1804 arrival of Lewis and Clark in the Dakotas signaled the beginning of the Historic Period and full-scale interaction between Native American groups and Europeans. Euro-American fur traders and trappers were the first to enter the region after Lewis and Clark. In the early half of the 19th century, permanent settlements of forts and trade posts began to be set up along the Missouri River. The first non-Indian expedition into the White River Badlands occurred in 1823 when the Jedediah Smith party passed through the Badlands, camping along the White River.

Certainly, the expansion of the United States into the west was accomplished at the expense of the Plains tribes. Though tribal boundaries and reorganization had already taken place in protohistoric times, European diseases decimated Native American populations and continued this trend. Conflicts between

the tribes and Europeans also escalated. The National Historic Landmark Wounded Knee in the White River Badlands is the site of the last armed conflict between Native Americans and United States government troops, fought on December 29, 1890. The Whiter River Badlands also encompasses all of the Pine Ridge Indian Reservation and portions of the Rosebud Indian Reservation. Both reservations were established in 1878, and the Pine Ridge Reservation is occupied by the Oglala Sioux.
Other sites related to the historic Sioux tribe include 39TD32, the Hallow Horn Bear Village which is associated with the prominent Dakota Leader of the late 19th and early 20th centuries; 39PN2, which may represent the campsite of Big Foot's band just prior to the slaughter at Wounded Knee; and Lip's Camp (39JK84) and Cemetery (39JK58).

Cultural Resource Records Review

A records search of consisting of the project APE plus a one-mile buffer was conducted to determine what previously recorded cultural resources are nearby. Records search was requested by ***QSI*** GIS specialist Sydney Boos requested the records search from the South Dakota State Historical Society that was received February 25, 2021. The National Register of Historic Places (NRHP) and the National Historic Landmark online databases were also checked. The results are listed in the table below. 39PN1780 is a previously recorded site determined ***not eligible*** located with the APE that was not relocated during this inventory. WSD-0193 is a communications line survey conducted in 1999 that overlaps with the very northern portion of the APE.

Table 2. Cultural resources within records search area.

ID#	Name/ Type	NRHP	Location	Potential Effect
39PN1746	Prehistoric Scatter	***Not Eligible***	Out of APE	**No Effect**
39PN1748	Multicomponent	***Not Eligible***	Out of APE	**No Effect**
39PN1755	Prehistoric Scatter	***Not Eligible***	Out of APE	**No Effect**
39PN1768	Multicomponent	***Not Eligible***	Out of APE	**No Effect**
39PN1779	Historic Scatter	***Not Eligible***	Out of APE	**No Effect**
39PN1780	Prehistoric Scatter	***Not Eligible***	Within APE	**No Effect**
39PN1952	Historic Structure	***Not Eligible***	Out of APE	**No Effect**
PN00000348	Wall School	***Not Eligible***	Out of APE	**No Effect**
PN00000696	Railroad Bridge	***Not Eligible***	Out of APE	**No Effect**

Table 3. Previous inventories within the records search area.

Survey No.	Year	Author	Report Title
APN-0291	1989	Liestman, T.	A Level III Cultural Resource Inventory of the Proposed Wall Visitor Center in Pennington County, South Dakota.
APN-0426	1994	Buechler, J.V.	A Class III Cultural Resources Inventory Survey of Pipeline Route Modifications Within the Creighton Area Project in Eastern Pennington County, South Dakota. Project No. 94-14
APN-0428	1994	Buechler, J.V.	A Class III Cultural Resources Inventory Survey of West River Rural Water Systems, Inc's Creighton Area Project in Eastern Pennington County, South Dakota. Volume I and II.
APN-0464	1995	Shierts, B.	A Letter Report on an Intensive Cultural Resource Survey of the Wall Pedestrian/Bicycle Trail Enhancement Project, SDDOT Project POENH (48), PCEMS 4368, Pennington County, SD.
APN-0604	2002	Sudman, N.	Records Search and Intensive Pedestrian Cultural Inventory of Golden West, Inc.'s Wall-Quinn Exchange, Pennington County, South Dakota. Project No. 050902NS
APN-0692	2003	Rom, L.	Intensive Pedestrian Cultural Resources Inventory City of Wall Phase 1 and Phase 2 Water and Sewer System Improvements, Pennington County, South Dakota. Project No. SDPN052903
APN-0924	2008	Dorrance, B.	Level III Pedestrian Cultural Resource Inventory of the Wall Airport Runway Extension, T1N, R15E, Section 36, Pennington County, South Dakota. Project No. SD0896
WSD-0193	1999	Buechler, J.V.	A Cultural Resources Inventory Survey of Golden West Telecommunications Cooperative Association, Inc's 1999 Construction Activities in Haakon, Meade, and Pennington Counties, South Dakota. Project No. 99-20

Survey Methods & Results

QSI principal investigator Cody Newton and archeologist Lina Ramirez conducted the cultural resources inventory of the project on March 23, 2021 and performed subsurface testing of three newly recorded cultural resources on March 26, 2021. The project area was located and surveyed using a sub-meter Trimble GPS unit verified with aerial and topographic maps. Field investigation consisted of visual inspection, photography, and subsurface testing to determine potential project effects. This pedestrian inventory was conducted in 15-meter spaced pedestrian transects. Temperatures were in the 50s (° F) with windy and partly cloudy conditions at the time of the survey. Previously recorded site 39PN1780 was attempted to be relocated and three previously unidentified archaeological sites were recorded.

Vegetation in the project area consisted of wheat stubble, Russian thistle, and prairie sunflower with evidence of past corn cultivation. Ground surface visibility along the inventory corridor varied from 0 percent on slopes to 100 percent in lower drainage areas with an average of 40 percent across the project.

Impacts within the project include erosion, agricultural tillage, and seasonal flooding of the low-lying areas. There are numerous animal burrows mounds and other evidence of bioturbation also within the inventory area.

Previously Recorded Cultural Resource

One previously recorded cultural resource (39PN1780) was present in the project area but could not be located during the inventory.

39PN1780

The site was originally recorded as a sparse lithic scatter in 1999 by the University of South Dakota-Archaeology Laboratory (Owens 2019). Observed at the time of recording was a silicified sediment cortical flake, a complete chalcedony flake, and two chalcedony shatter fragments. The site was described as disturbed due to plowing activities lying within the project right-of-way, no further work was recommended, and the site was recommended not eligible for the NRHP with South Dakota SHPO concurrence. SWCA subsequently revisited 39N1780 in 2007 and described significant site impacts from plowing. Lastly, KLJ revisited 39PN1780 on November 2, 2019, recorded a biface fragment, and performed one negative subsurface test.

QSI did not locate any artifacts in the area corresponding with the two site boundaries provided in the record search. Ground surface visibility was 60–70 percent. It is surmised that artifacts from the low-density scatter have been obscured by plowing or other natural activities. Because the site has a previous SHPO concurrence of a ***not eligible*** recommendation, there will be no impact to the site.

Newly Recorded Cultural Resources

QSI recorded three new cultural resources during the project inventory.

39PN3933

39PN3933 is a small historic artifact scatter located next to a county road in a low-lying area that may have been a seasonal drainage or playa prior to farming (Figure 6 and Figure 7). The site consists of four shards of aqua glass from a single bottle and one colorless glass shard from the neck of a bottle. Two of the aqua shards were body/base fragments, and the remaining two were body fragments (Figure 8). Aqua type glass indicates manufacture prior to the 1930s (Horn 2005:1).

A soil probe indicated a moist clayey possibly hydric soil consistent with the low-lying location of these artifacts, and no further testing was conducted. The soil probe and topographic location indicate low potential for buried cultural occupation(s) here.

39PN3933 consists of historic glass bottle shards. There are no artifacts or features that can be associated with significant persons, events, themes so 39PN3933 is recommended not eligible for the NRHP under Criterion A, B, or C. The soil probe indicates the site is in a low-lying area with clayey soils indicating wet conditions and low potential significant buried cultural materials. Although temporally historic, the artifacts lack further diagnostic attributes so further data potential is limited, and 39PN3933 is recommended not eligible under NRHP Criterion D. Therefore, ***QSI*** recommends 39PN3933 ***not eligible*** for the NRHP, and the proposed project will have no effect on this cultural resource.

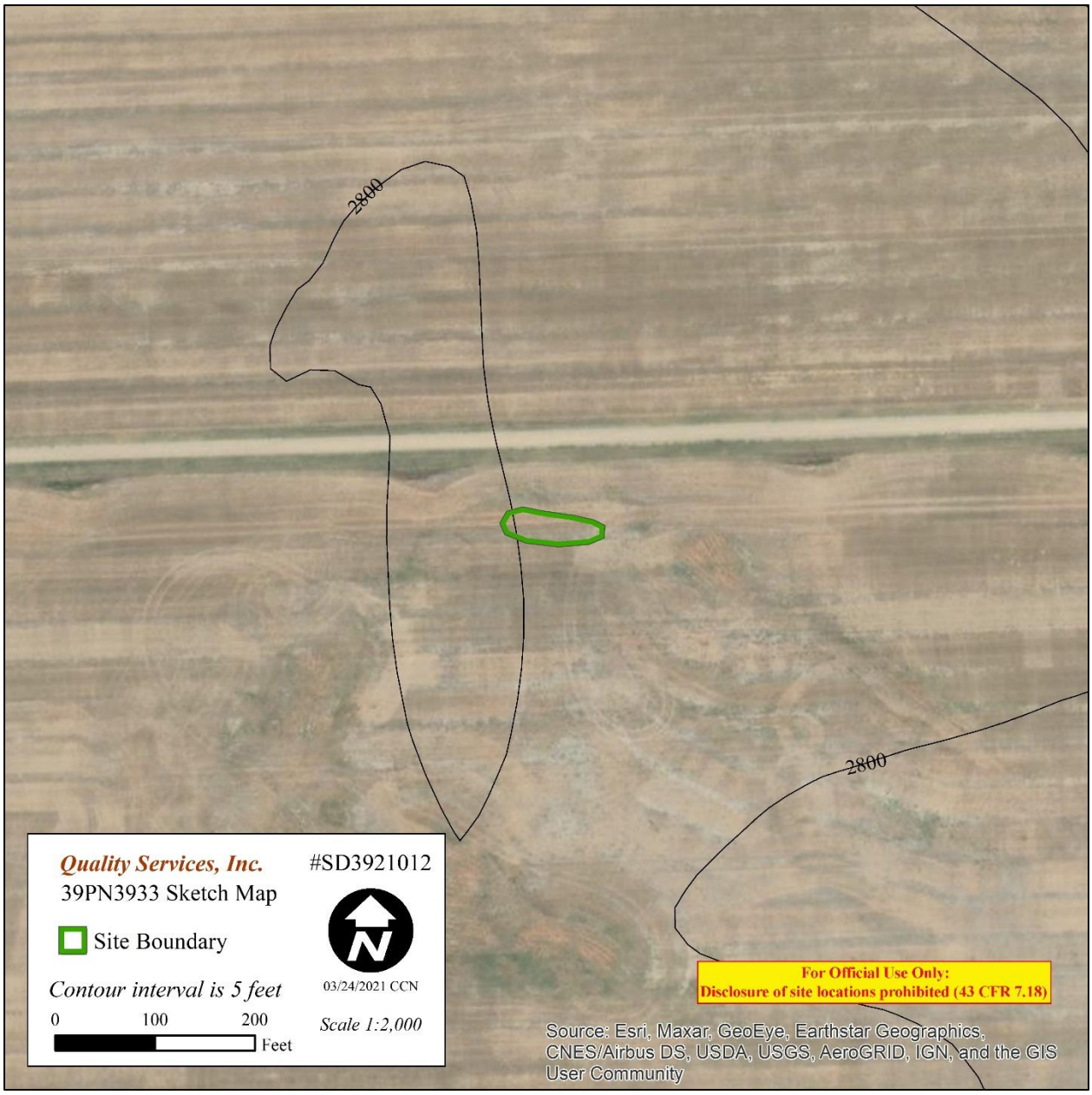


Figure 6. 39PN3933 sketch map.



Figure 7. 39PN3933 overview facing east.
C. Newton 03/23/2021.

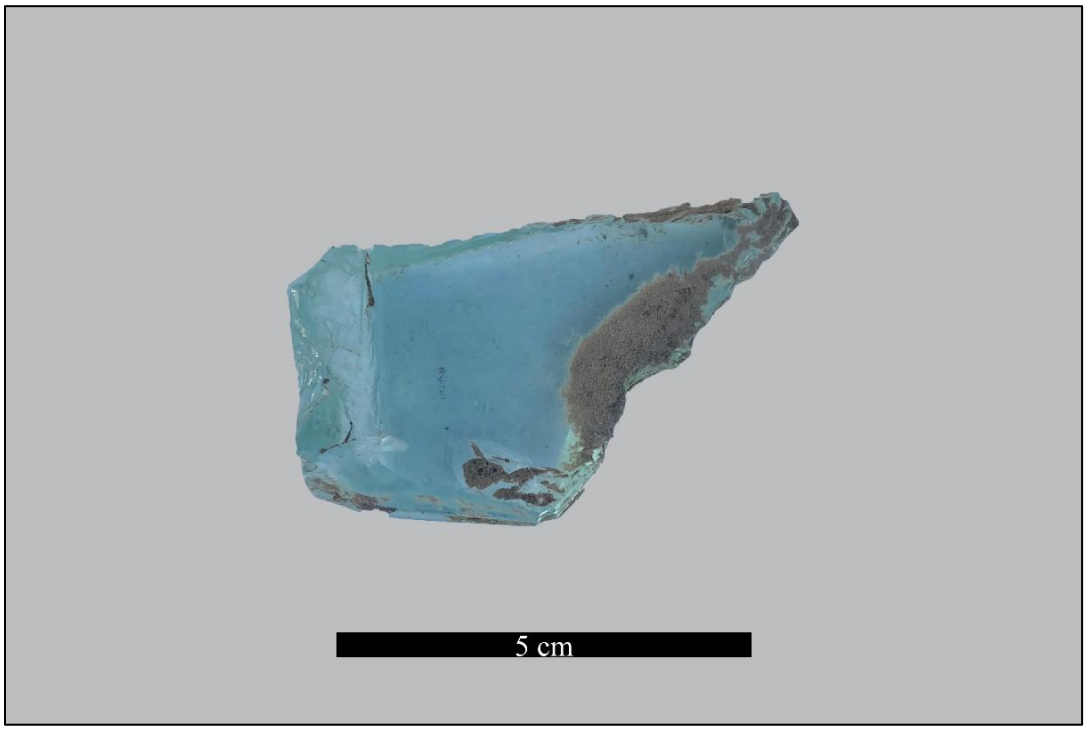


Figure 8. 39PN3933, body and partial base aqua bottle shard.

39PN3934

39PN3934 consists of one dark brown/red-brown banded quartzite secondary flake located in a low-lying area that may have been a seasonal drainage or even playa prior to farming (Figure 9 and Figure 10). It is the proximal portion, has a cortex platform, and has a distal hinge fracture (Figure 11). There are two recent flake scars likely from farm implement contact. The flake is 53.1 mm long, 56.9 mm wide, and 17.6 mm thick. Two recent flake scars from farm implements are on the dorsal surface.

A soil probe indicated a moist clayey possibly hydric soil consistent with the low-lying location of these artifacts, and no further testing was conducted. The soil probe and topographic location indicate low potential for buried cultural occupation(s) here.

39PN3934 consists of a single artifact. There are no artifacts or features that can be associated with significant persons, events, themes so 39PN3934 is recommended not eligible for the NRHP under Criterion A, B, or C. The soil probe indicates the site is in a low-lying area with clayey soils indicating wet conditions and low potential significant buried cultural materials. The chipped stone artifact lacks diagnostic attributes so further data potential is limited, and 39PN3934 is recommended not eligible under NRHP Criterion D. Therefore, ***QSI*** recommends 39PN3934 ***not eligible*** for the NRHP and the proposed project will have no effect on this cultural resource.



Figure 9. 39PN3934 overview facing west.
C. Newton 03/23/2021.

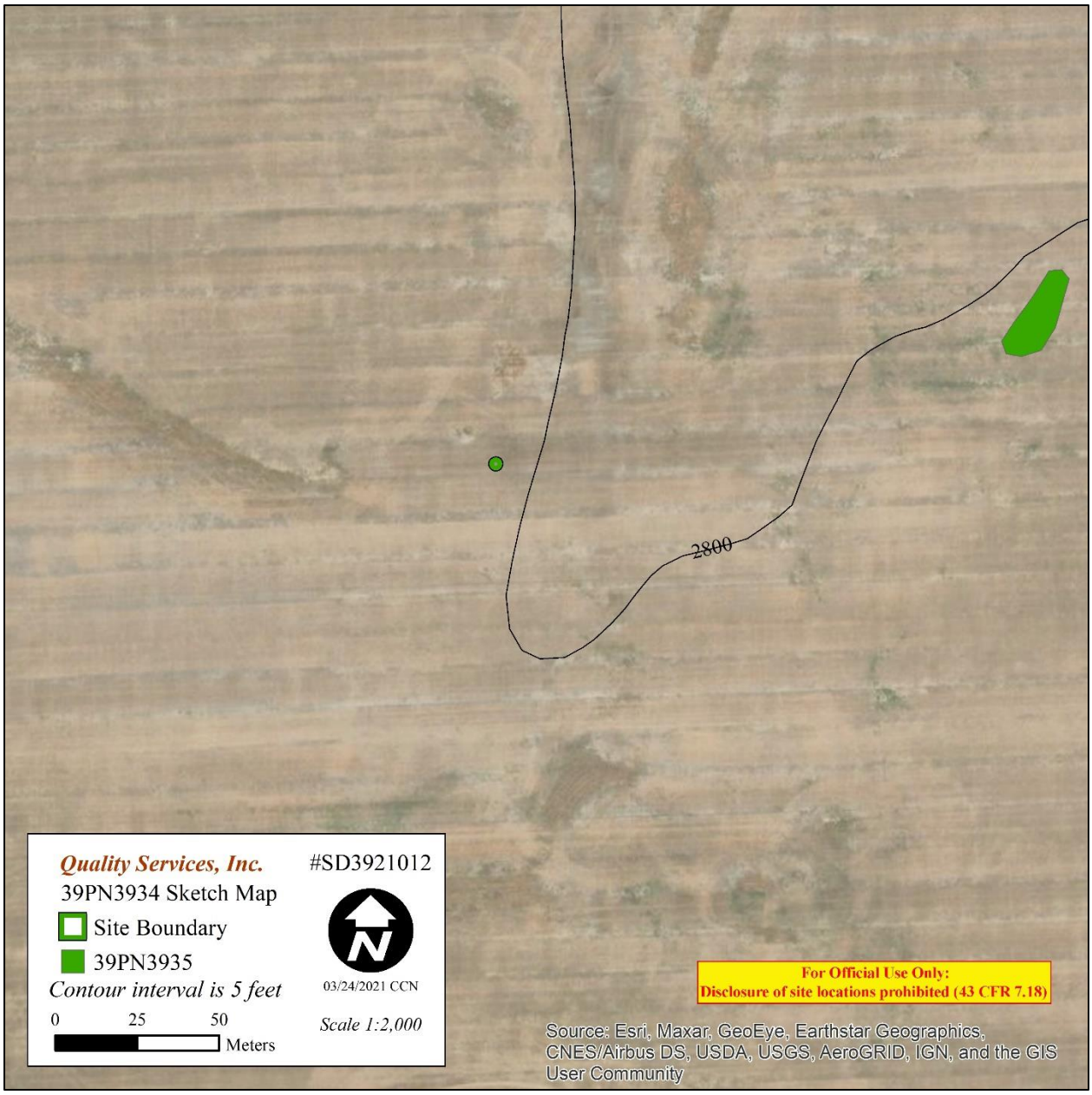


Figure 10. 39PN3934 sketch map.



Figure 11. 39PN3934, flake showing dorsal surface with platform at bottom.

39PN3935

39PN3935 is small lithic scatter consisting of two chipped stone tools (P1 and P2) located on a small rise surrounded by lower lying areas that may have been seasonal drainages or even playas prior to farming (Figure 12 and Figure 13). P1 is the medial portion of a finished yellow-brown chert biface that is likely the middle blade portion of an arrow point (Figure 14). It has straight converging blade edges, a proximal hinge fracture, a distal snap fracture, with a roughly comedial flaking pattern and lenticular cross-section. P1 is 17.5 mm long, 17.2 mm wide, and 3.8 mm thick. P2 is a small unidirectional core made from yellow brown to brown mottled silicified sediment (Figure 15). It is 54.8 mm long, 46.8 mm wide, and 24.5 mm thick.

QSI dug one subsurface test was performed adjacent to biface (Table 4). No further artifacts were found. The test revealed a thin Ap Horizon and was negative for buried cultural materials. Based on this finding no further tests were performed.

39PN3935 consists of two isolated stone tools. There are no artifacts or features that can be associated with significant persons, events, themes so 39PN3935 is recommended not eligible for the NRHP under Criterion A, B, or C. The chipped stone artifacts lack temporally diagnostic attributes, and the subsurface test reveals shallow, disturbed sediment so further data potential is limited. 39PN3935 is recommended not eligible under NRHP Criterion D. Therefore, ***QSI*** recommends 39PN3935 ***not eligible*** for the NRHP and the proposed project will have no effect on this cultural resource.

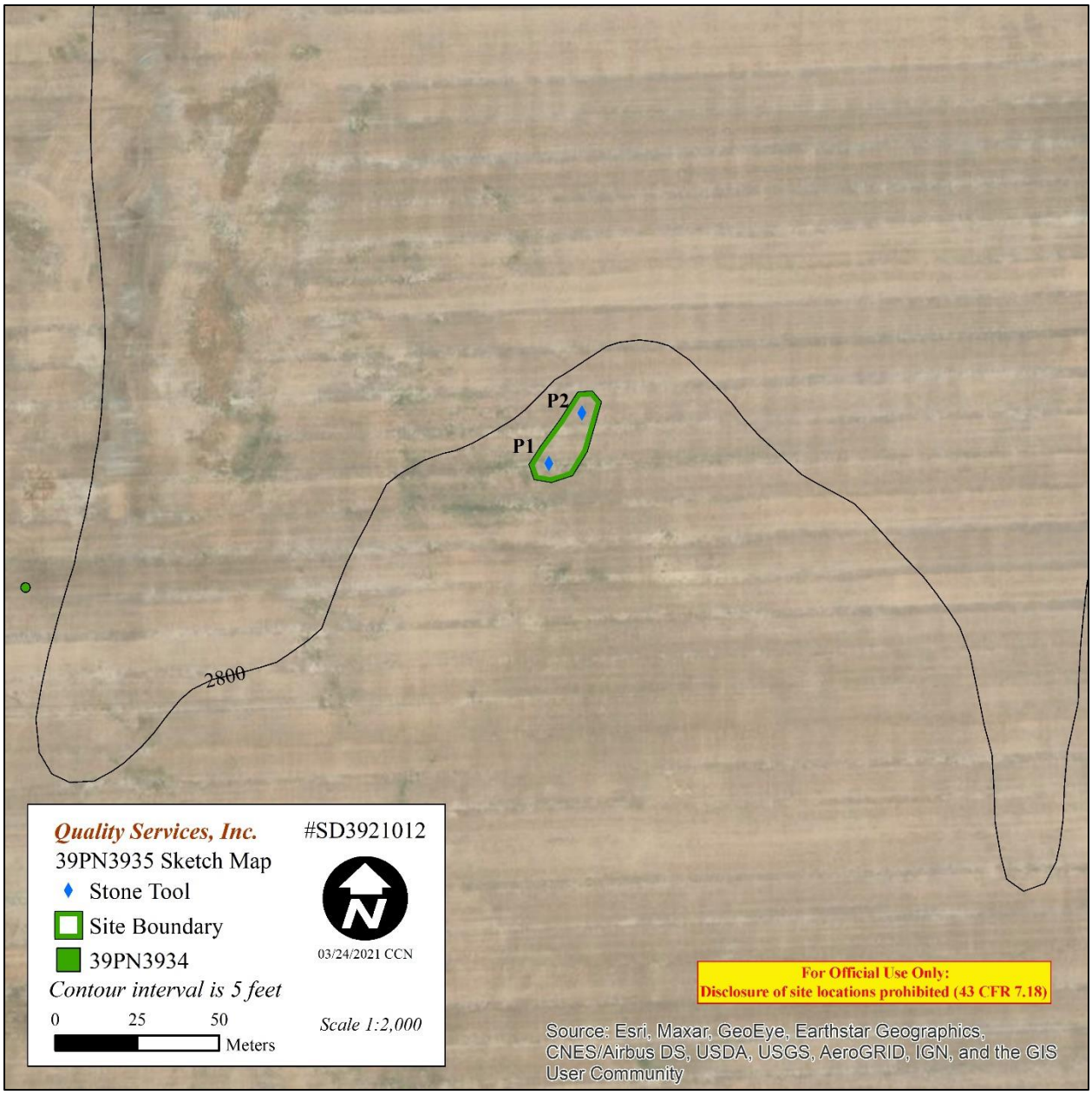


Figure 12. 39PN3935 sketch map.



Figure 13. 39PN3935 overview facing west/southwest.
C. Newton 03/23/2021.

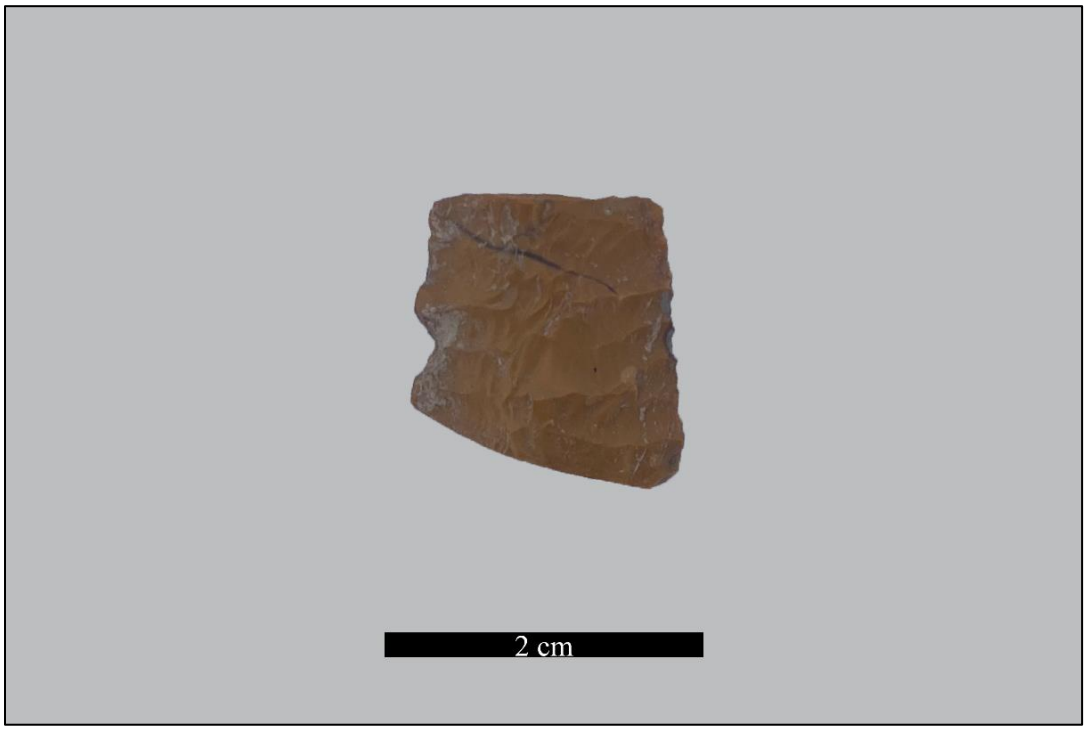


Figure 14. 39PN3935 P1, biface.



Figure 15. 39PN3935 P2, core.

Table 4. Results of subsurface test.

Location:720302 m E 4876018 m N **Size & Depth**: 40 cm x 40 cm x 30 cm		
Stratigraphy: Hit B horizon at 30 cm. 10YR4/4 dark yellowish brown to 10YR4/3 brown clay loam. Soil extremely wet and sticky.		
Contents: No cultural materials		
Screen Sizes: 1/4"	**Liners**: No	**Backfilled**: Yes

Conclusions and Management Recommendations

QSI conducted a cultural resource survey for the City of Wall for a proposed industrial park covering 98.4 acres in in Pennington County, South Dakota. During the inventory, an attempt was made to locate an existing site (39PN1780) and three new cultural resources were recorded.

39PN1780 could not be located during the current inventory and has been previously recommended ***not eligible*** for the NRHP with agency concurrence so the project will have no effect on this cultural resource. As well, the three newly recorded cultural resources are all recommended ***not eligible*** for the NRHP with no project effects. Due to the highly disturbed nature of the project area and the landscape having been altered the project area has a low potential for buried cultural deposits.

No significant historic resources were found during the inventory, and a finding of no historic properties adversely affected is recommended for the project.

In the event cultural resources are located during project implementation, the Wall Economic Development Corporation, South Dakota State Historic Preservation Office, and ***QSI*** should be notified immediately.

References Cited

Anderson, D.G and Sassaman, Kenneth E. (Eds.)
1996 *The Paleoindian and Early Archaic Southeast*. University of Alabama Press, Tuscaloosa.

Bamforth, Douglas
1988 *Ecology and Human Organization on the Great Plains*. Plenium Press, New York.

Bryan, A.L.
1991 The Fluted Point Tradition in the Americas – One of Several Adaptations to the Late Pleistocene Environments. In *Clovis: Origins and Adaptations*, edited by R. Bonnichsen and K.L. Turmire, pp.1-12. Peopling of Americas Publications, University of Maine.

Deaver, Sherri and Ken Deaver
1988 *Prehistoric Cultural Resource Overview of Southeast Montana (Volume I)*. Report prepared by Ethnoscience for the Miles City BLM District.

Dyck, I.G.
1983 The Prehistory of Southern Saskatchewan. In *Tracking Ancient Hunters, Prehistoric Archaeology in Saskatchewan*, edited by H.T. Epp and I. Dyck. Saskatchewan Archeological Society, Regina, Saskatchewan.

Griffin, J.B., J.M. Meltzer, B.D. Smith, W.C. Sturtevant
1988 A Mammoth Fraud in Science. *American Antiquity* 53:578-582.

Fagan, Brian M,
2000 *Ancient North America (3rd edition)*. Thames & Hudson, London.

Frison, George C.
1998 The Northwestern and Northern Plains Archaic. In *Archaeology on the Great Plains*, edited by Raymond Wood. University of Kansas Press, Lawrence.

Hannus, L. Adrien
1990 The Lange-Ferguson Site: A Case for Mammoth Bone Butchering Tools. In *Megafauna and Man, Discovery of America's Heartland*, edited by L. Agenbroad, J. Mead, and L. Nelson, pp. 86-99. Mammoth Site of Hot Springs, SD and Northern Arizona University, Flagstaff.

Horn, Jonathon C.
2005 *Historic Artifact Handbook*. Electronic document, https://www.historycolorado.org/sites/default/files/media/document/2017/1402sup.pdf, accessed March 30, 2021.Howard, Calvin D.
1994 Projectile Point and Hafting Design Review. *North American Archaeologist* 6(4):291-301.

Kornfeld, Marcel, George C. Frison, and Mary Lou Larson
2010 *Prehistoric Hunters of the High Plains and Rockies*. Left Coast Press, Walnut Creek, California.

Martin, Paul S.
1984 Pleistocene overkill: The global model. In *Quaternary Extinctions*, edited by Paul S. Martin and Richard G. Klein, pp. 354–403. University of Arizona Press, Tucson.

Natural Resources Conservation Service (NRCS)
2021 Web Soil Survey: Soil Map. Electronic document, http://websoilsurvey.nrcs.usda.gov/app, accessed March 24, 2021.

Sundstrom, Linea
2019 *South Dakota State Plan for Archaeological Resources 2018 Update*. South Dakota State Historical Society Archaeological Research Center.

1996 *Late Plains Archaic*. In Cultural Resource Distribution from Black Hills Cultural Resources Overview, Volume 2 – Management Summary, Lance Rom, Tim Church and Michele Church, (editors). USDA Black Hills National Forest, Custer, South Dakota.

Trimble, Donald E.
1980 The Geologic Story of the Great Plains. *Geological Survey Bulletin* 1493. United States Government Printing Office, Washington, D.C.

This page intentionally left blank.

Quality Services, Inc. *-Archeology, Architectural History, Geophysics, History & Paleontology*
1621 Sheridan Lake Road, Ste A, Rapid City, South Dakota 57702 – Phone 605-388-5309 – Email info@qualityservices.us.com

South Dakota Archeological Research Site Form

Site No 39PN3935 **County** Pennington **Site Name**
Other No W-21-S3 **NR Recomm** ***Not Eligible***
Map Reference 7.5' Wasta SE, SD **Owner** Private
Arch. Region South Fork Cheyenne **Topo pos** Rolling Plain
Vegetation Cropland **Substrate** Clay **Land Use** Cultivated
UTM centroid coord. system: NAD 83 **Zone** 13 **E/** 720300 **N/** 4876025
Surf. Visibility 40% **Site elevation** 853 **m** **Condition** Disturbed
Site Dim N-S 33 **m E-W** 21 **m** **Area** 0.04 **ha** **Depth** 10 cm.
Nearest Water Type Intermittent Lake **Name** Unnamed
Dist. 264 **m** **Elev**. 852 **m** **Direction** SE **Bank** N

LOCATIONS

Legal Locations	Section	Twp	Rg
SW/NE/SW/NE	36	1N	15E

COMPONENTS

Site Type	Time Period	Cultural Affiliation
Artifact Scatter		American Indian

COMMENTS

Environmental Description

39PN3935 is in a cultivated field. The area consists of low rolling plains with evidence of lower areas that were seasonal playas and drainages prior to farming activities. Vegetations consists of wheat stubble, Russian thistle, and sunflower. Surface sediment was brown to dark brown silty loam on hills and silty clay loam to clay in the lower areas. Some scattered gravels were noted throughout the project area.

Site Description and Contents

39PN3935 is small lithic scatter consisting of two chipped stone tools (P1 and P2) located on a small rise surrounded by lower lying areas. P1 is the medial portion of a finished yellow-brown chert biface that is likely the middle blade portion of an arrow point. It has straight converging blade edges, a proximal hinge fracture, a distal snap fracture, with a roughly comedial flaking pattern and lenticular cross-section. P1 is 17.5 mm long, 17.2 mm wide, and 3.8 mm thick. P2 is a small unidirectional core made from yellow brown to brown mottled silicified sediment (Figure 3**Error! Reference source not found.**). It is 54.8 mm long, 46.8 mm wide, and 24.5 mm thick.

Evaluation Methods

QSI newly recorded 39PN3935 on March 23, 2021. The site area was surface surveyed, and one subsurface test was excavated. The site has been impacted by agricultural activities and erosion.

For Official Use Only: Disclosure of Site Locations Prohibited (43CFR 7.18)

Subsurface Testing

QSI dug one subsurface test was performed adjacent to biface (Table 1). No further artifacts were found. The test revealed a thin Ap Horizon and was negative for buried cultural materials. Based on this finding no further tests were performed.

Table 1. Subsurface test results.

Location: 720302 m E 4876018 m N **Size & Depth**: 40 cm x 40 cm x 30 cm		
Stratigraphy: Hit B horizon at 30 cm. 10YR4/4 dark yellowish brown to 10YR4/3 brown clay loam. Soil extremely wet and sticky.		
Contents: No cultural materials		
Screen Sizes: 1/4"	**Liners**: No	**Backfilled**: Yes

Site Interpretation

39PN3935 is a small lithic artifact scatter consisting of two chipped stone tools related to resource procurement and stone tool production. The site may be associated with a short-term occupation related to resource procurement from the nearby playas and lithic procurement of local secondary cobble sources.

National Register of Historic Places Eligibility

39PN3935 consists of two isolated artifacts. There are no artifacts or features that can be associated with significant persons, events, themes so 39PN3935 is recommended not eligible for the NRHP under Criterion A, B, or C. The chipped stone artifacts lack temporally diagnostic attributes, and the subsurface test reveals shallow, disturbed sediment so further data potential is limited. 39PN3935 is recommended not eligible under NRHP Criterion D. Therefore, ***QSI*** recommends 39PN3935 ***not eligible*** for the NRHP.

Owner name/address/attitude Private
Prepared by Lina Ramirez and Cody Newton **Date** 03/26/2021
Project: Wall Industrial Park Development Project

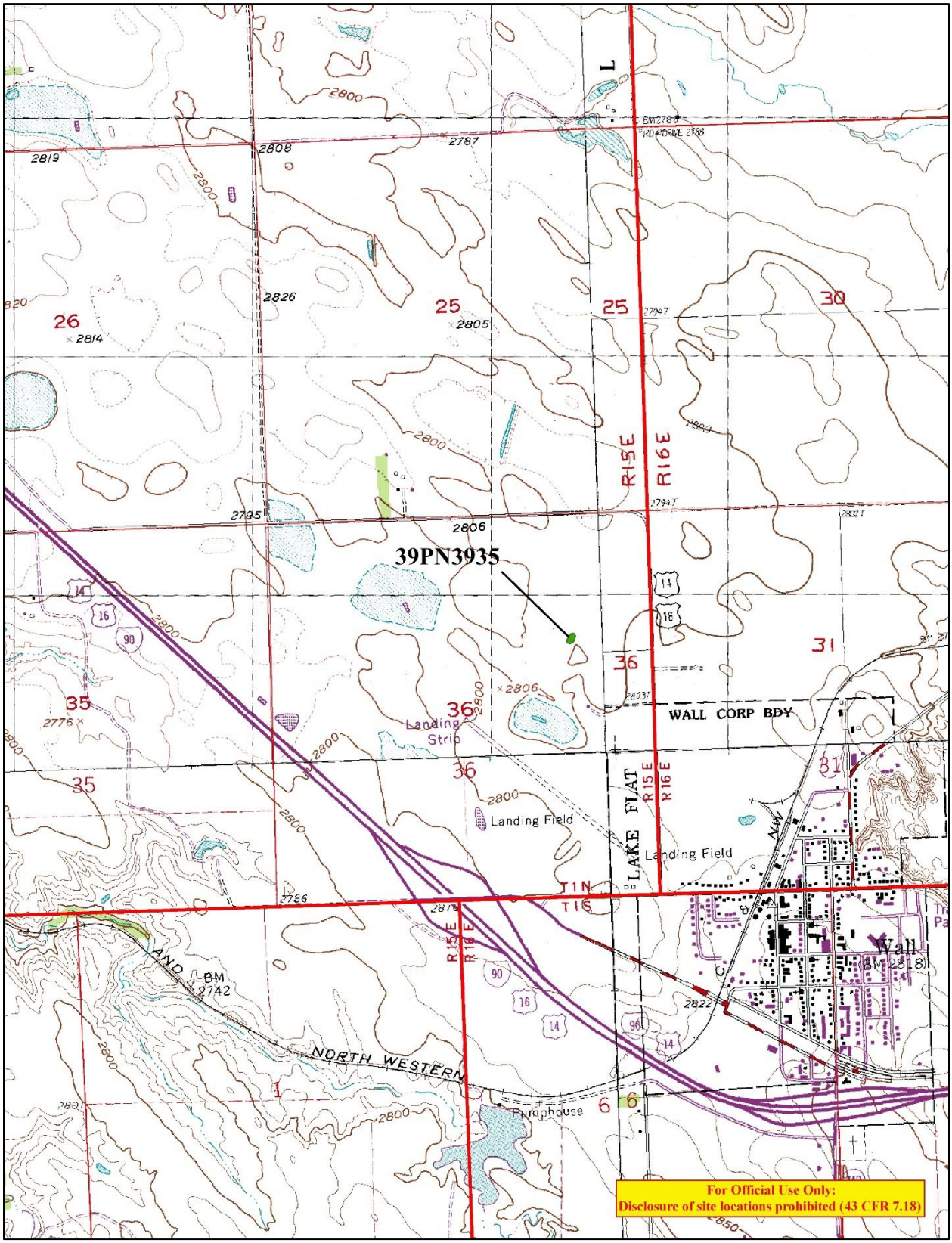


Figure 1. 39PN3935 location map. Scale 1:24,000

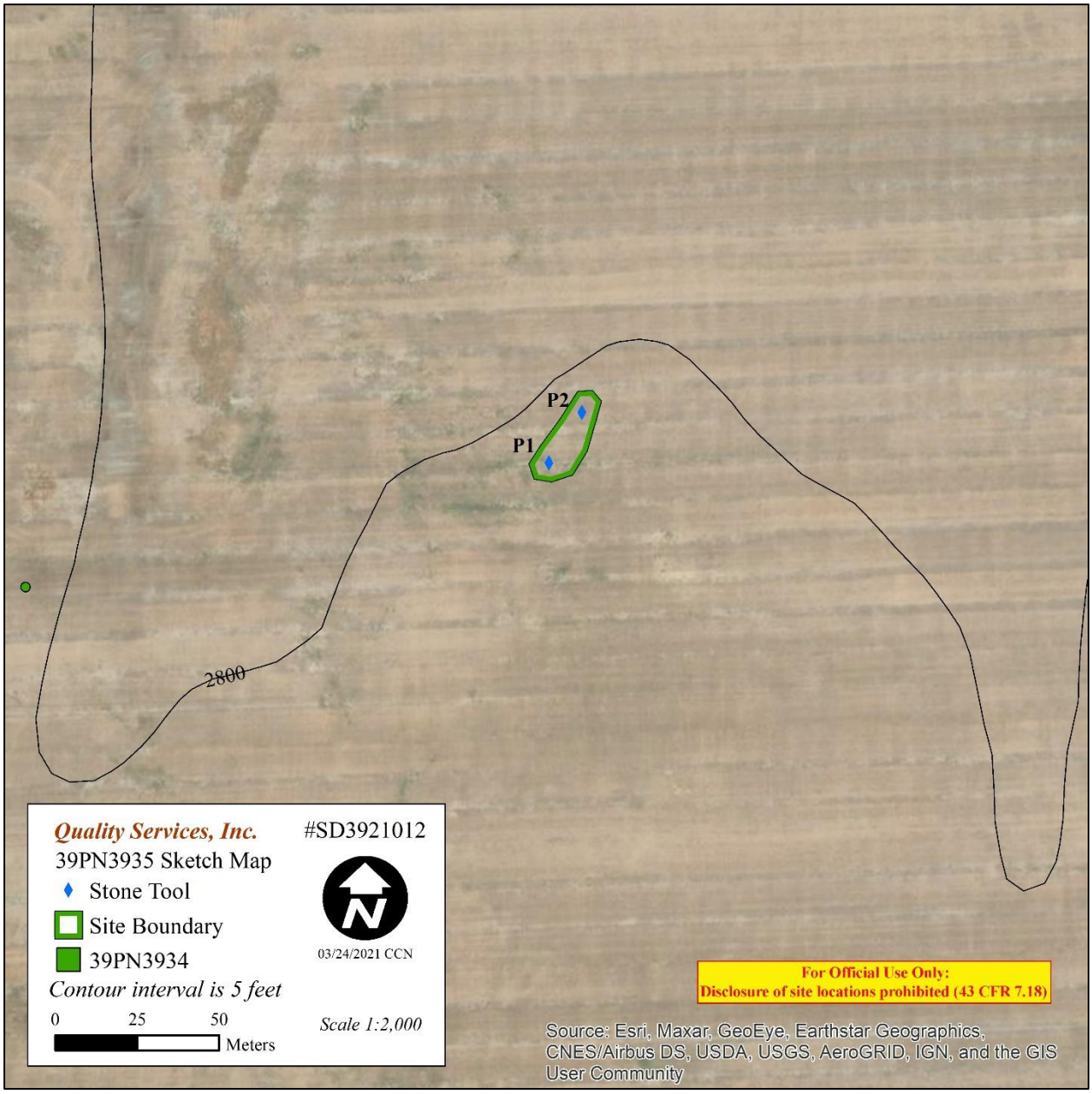


Figure 2. 39PN3935 sketch map.



Figure 1. 39PN3935 overview facing west-southwest.
C. Newton 03/23/2021.



Figure 2. 39PN3935 P1, biface.



Figure 3. 39PN3935 P2, core.

Quality Services, Inc. *-Archeology, Architectural History, Geophysics, History & Paleontology*
1621 Sheridan Lake Road, Ste A, Rapid City, South Dakota 57702 – Phone 605-388-5309 – Email info@qualityservices.us.com

South Dakota Archeological Research Site Form

Site No 39PN3934 **County** Pennington **Site Name:** None
Other No W-21-S2 **NR Recomm** ***Not Eligible***
Map Reference 7.5' Wasta SE, SD **Owner** Private
Arch. Region South Fork Cheyenne **Topo pos** Rolling Plain
Vegetation Cropland **Substrate** Clay **Land Use** Cultivated
UTM centroid coord. system: NAD 83 **Zone** 13 **E/** 720136 **N/** 4875980
Surf. Visibility 80% **Site elevation** 853 **m** **Condition** Disturbed
Site Dim N-S 1 **m E-W** 1 **m** **Area** 0.008 **ha** **Depth** 10 cm.
Nearest Water Type Intermittent Lake **Name** unnamed
Dist. 195 **m** **Elev**. 852 **m** **Direction** S **Bank** N

LOCATIONS

Legal Locations	Section	Twp	Rg
SW/NE/SW/NE	36	1N	15E

COMPONENTS

Site Type	Time Period	Cultural Affiliation
Isolated Find		American Indian

COMMENTS

Environmental Description

39PN3934 is in a cultivated field. The area consists of low rolling plains with evidence of lower areas that were seasonal playas and drainages prior to farming activities. Vegetations consists of wheat stubble, Russian thistle, and sunflower with evidence of corn cultivation. Surface sediment was brown to dark brown silty loam on hills and silty clay loam to clay in the lower areas. Some scattered gravels were noted throughout the project area.

Site Description and Contents

39PN3934 is consists of one dark brown/red-brown banded quartzite secondary flake located in a low-lying area. It is the proximal portion, has a cortex platform, and has a distal hinge fracture. There are two recent flake scars likely from farm implement contact. The flake is 53.1 mm long, 56.9 mm wide, and 17.6 mm thick. Two recent flake scars from farm implements are on the dorsal surface.

Evaluation Methods

QSI newly recorded 39PN3934 on March 23, 2021. The site area was surface surveyed. The site has been impacted by agricultural activities, erosion, and flood events. A soil probe indicated a possible hydric clay soil consistent with the low-lying location of these artifacts, and no further testing was

conducted. The soil probe and topographic location indicate low potential for buried cultural occupation(s) here.

Site Interpretation

This isolated find is a secondary quartzite flake that is not associated with any other artifacts and appears to have been discarded or lost in a low-lying area. The flake has been damaged by cultivation and likely moved by plowing.

National Register of Historic Places Eligibility

39PN3934 consists of a single artifact. There are no artifacts or features that can be associated with significant persons, events, themes so 39PN3934 is recommended not eligible for the NRHP under Criterion A, B, or C. The soil probe indicates the site is in a low-lying area with clayey soils indicating wet conditions and low potential significant buried cultural materials. The chipped stone artifact lacks diagnostic attributes so further data potential is limited, and 39PN3934 is recommended not eligible under NRHP Criterion D. Therefore, ***QSI*** recommends 39PN3934 ***not eligible*** for the NRHP and the proposed project will have no effect on this cultural resource.

Owner name/address/attitude Private
Prepared by Lina Ramirez and Cody Newton **Date** 03/25/2021
Project: Wall Industrial Park Development Project

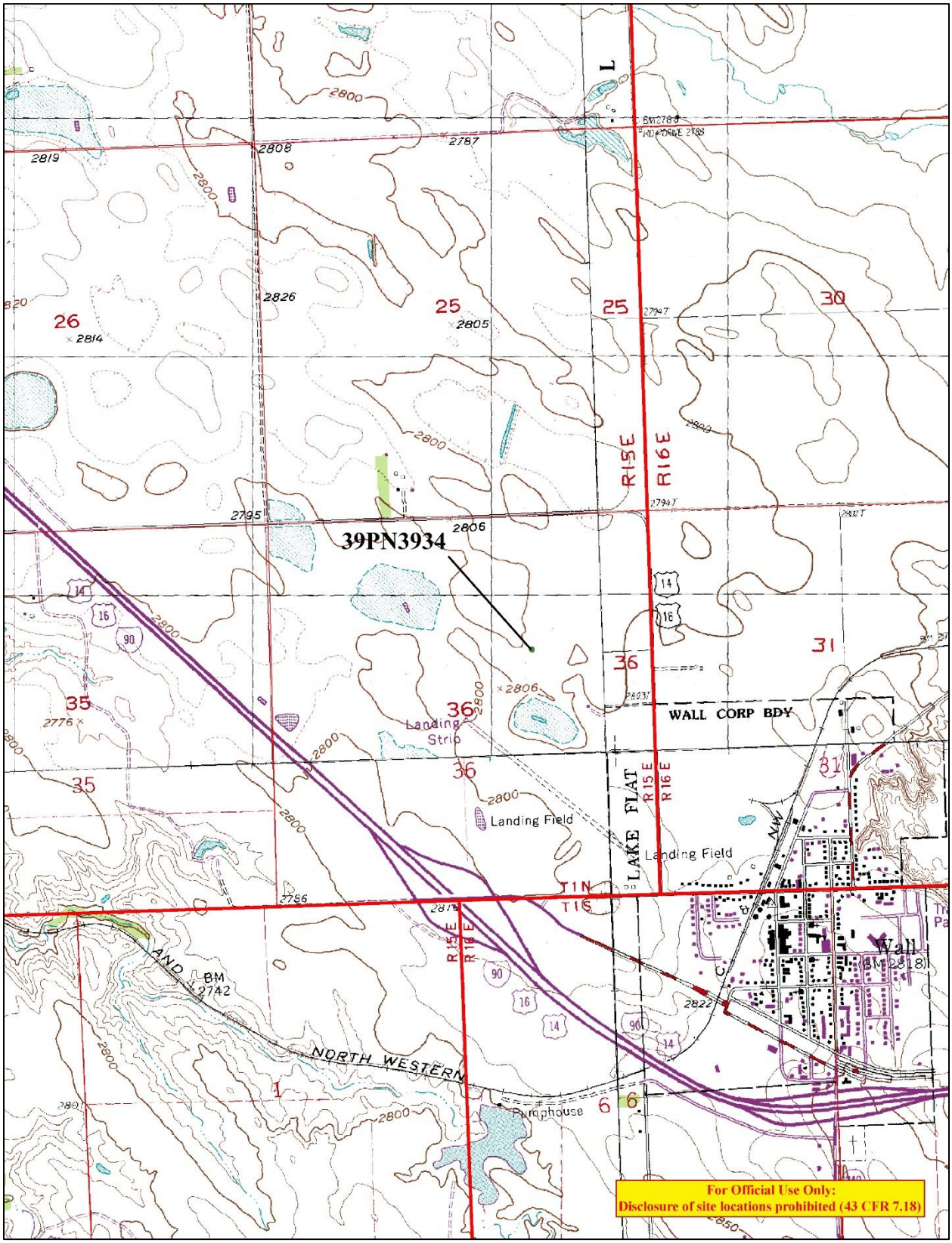


Figure 1. 39PN3934 location map. Scale 1:24,000

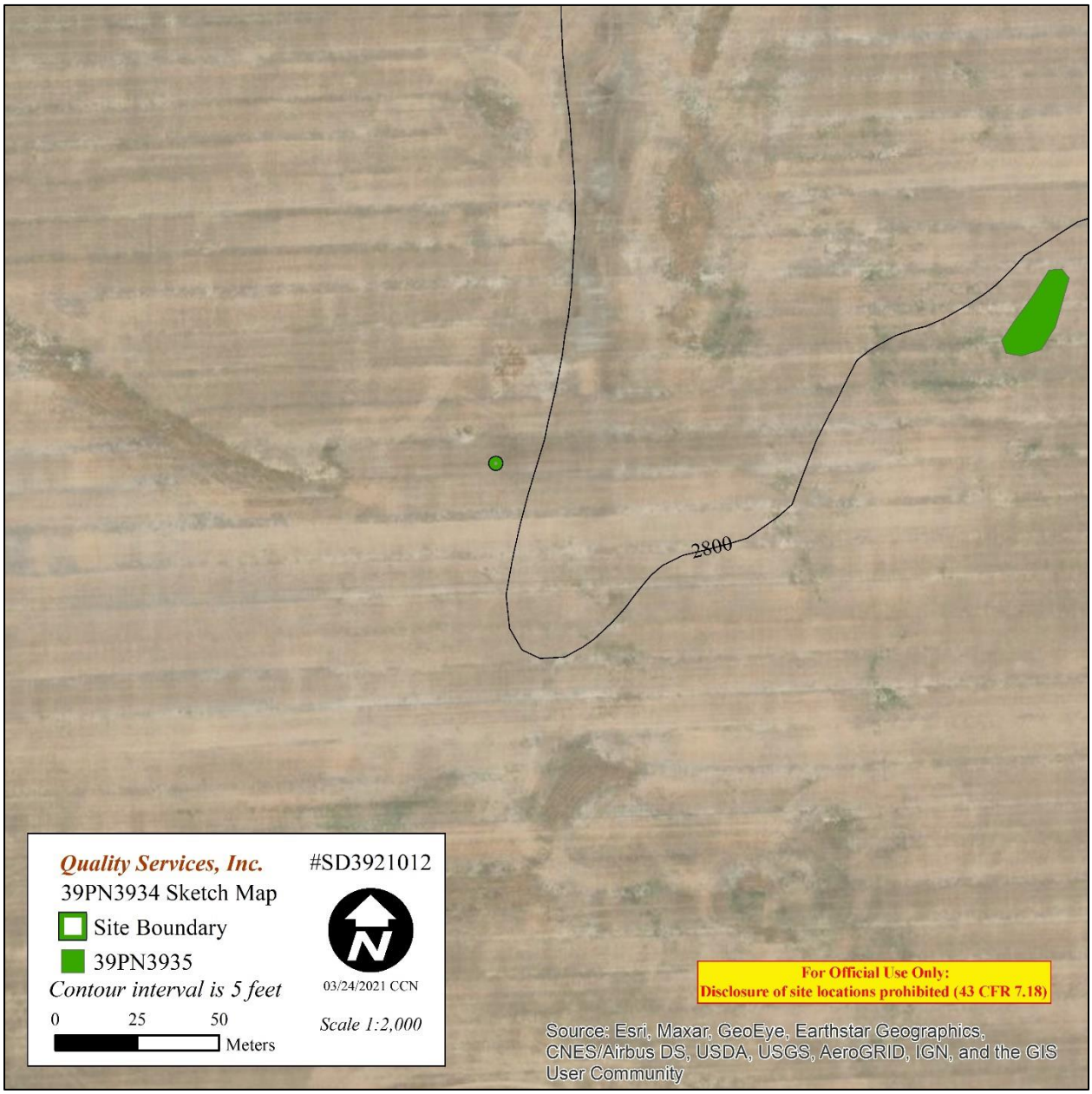


Figure 2. 39PN3934 sketch map.



Figure 1. 39PN3934 overview facing west.
C. Newton 03/23/2021.



Figure 4. 39PN3934, flake showing dorsal surface with platform at bottom.

Quality Services, Inc. *-Archeology, Architectural History, Geophysics, History & Paleontology*
1621 Sheridan Lake Road, Ste A, Rapid City, South Dakota 57702 – Phone 605-388-5309 – Email info@qualityservices.us.com

South Dakota Archeological Research Site Form

Site No 39PN3933 **County** Pennington **Site Name** None
Other No W-21-S1 **NR Recomm** ***Not Eligible***
Map Reference 7.5' Wasta SE, SD **Owner** Private
Arch. Region South Fork Cheyenne **Topo pos** Rolling Plain
Vegetation Cropland **Substrate** Clay **Land Use** Cultivated
UTM centroid coord. system: NAD 83 **Zone** 13 **E/** 720016 **N/** 4876514
Surf. Visibility 80% **Site elevation** 853 **m** **Condition** Disturbed
Site Dim N-S 17 **m E-W** 31 **m** **Area** 0.02 **ha** **Depth** 10 cm.
Nearest Water Type Intermittent Lake **Name** Unnamed
Dist. 390 **m** **Elev**. 830 **m** **Direction** SW **Bank** N

LOCATIONS

Legal Locations	Section	Twp	Rg
NE/NW/NW/NE	36	1N	15E

COMPONENTS

Site Type	Time Period	Cultural Affiliation
Artifact Scatter	1861–	Euro-American

COMMENTS

Environmental Description

39PN3933 is located on the edge of a cultivated field in the bottom of a drainage approximately 20 meters south of 234th Avenue. The area consists of low rolling plains with evidence of lower areas that were seasonal playas and drainages prior to farming activities. Vegetations consists of wheat stubble, Russian thistle, and sunflower with evidence of corn cultivation. Surface sediment was brown to dark brown silty loam on hills and silty clay loam to clay in the lower areas. Some scattered gravels were noted throughout the project area.

Site Description and Contents

The site consists of four shards of aqua glass from a single bottle and one colorless glass shard from the neck of a bottle. Two of the aqua shards were body/base fragments, and the remaining two were body fragments. Aqua type glass indicates manufacture prior to the 1930s (Horn 2005:1).

Evaluation Methods

QSI newly recorded 39PN3933 on March 23, 2021. The site area was surface surveyed. The site has been impacted by agricultural activities, erosion, and flooding. A soil probe indicated a moist clayey possibly hydric soil consistent with the low-lying location of these artifacts, and no further testing was conducted. The soil probe and topographic location indicate low potential for buried cultural occupation(s) here.

Site Interpretation

Site is a small historic artifact scatter with aqua glass bottle shards that predate the 1920s and a colorless glass bottle shard. These artifacts appear to be isolated trash that may have been thrown from the road or discarded during farming activities.

National Register of Historic Places Eligibility

39PN3933 consists of historic glass bottle shards. There are no artifacts or features that can be associated with significant persons, events, themes so 39PN3933 is recommended not eligible for the NRHP under Criterion A, B, or C. The soil probe indicates the site is in a low-lying area with clayey soils indicating wet conditions and low potential significant buried cultural materials. Although temporally historic, the artifacts lack further diagnostic attributes so further data potential is limited, and 39PN3933 is recommended not eligible under NRHP Criterion D. Therefore, ***QSI*** recommends 39PN3933 ***not eligible*** for the NRHP, and the proposed project will have no effect on this cultural resource.

References Cited

Horn, Jonathon C.
2005 *Historic Artifact Handbook*. Electronic document, https://www.historycolorado.org/sites/default/files/media/document/2017/1402sup.pdf, accessed March 30, 2021.

Owner name/address/attitude Private
Prepared by Lina Ramirez and Cody Newton **Date** 03/26/2021
Project: Wall Industrial Park Development Project

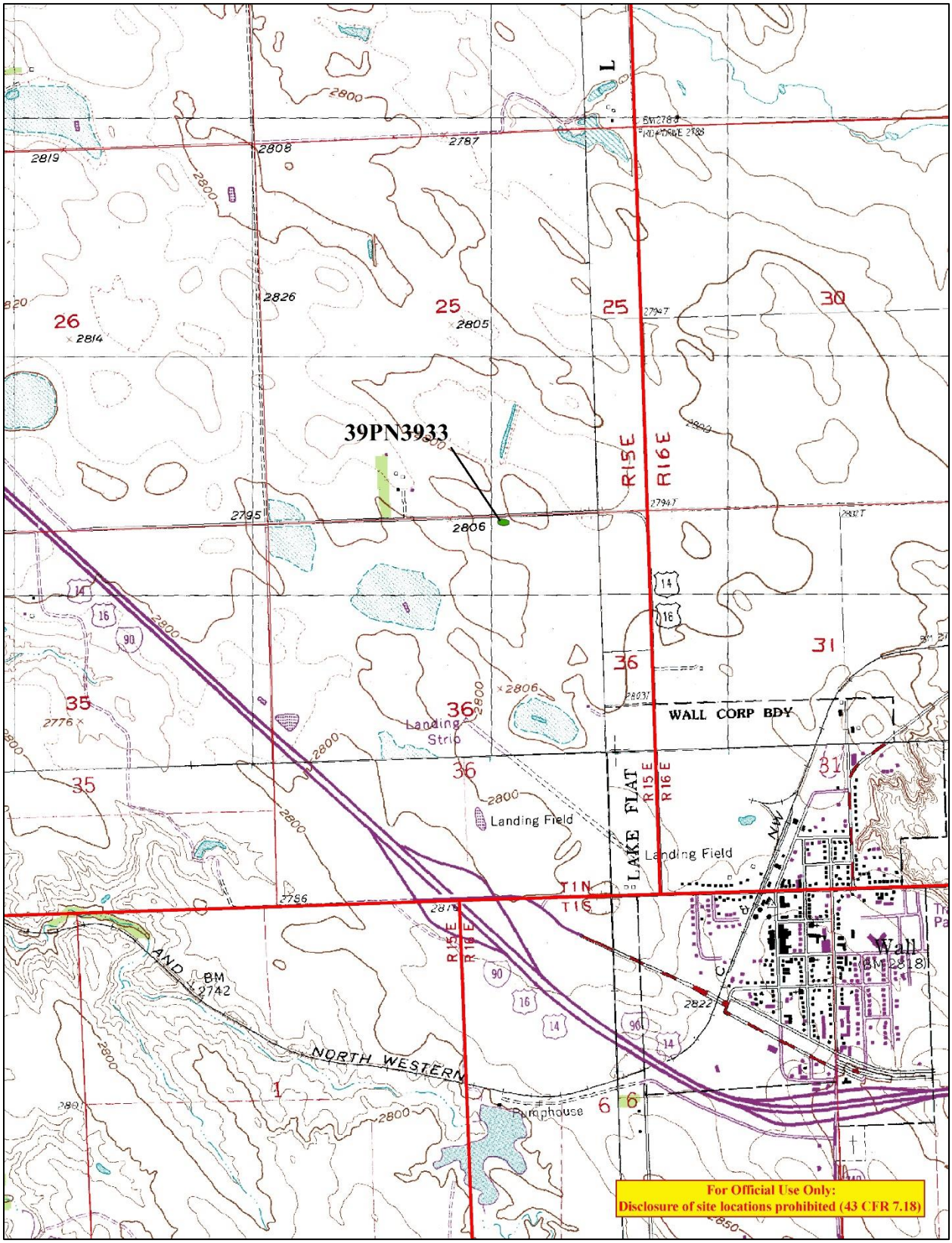


Figure 1. 39PN3933 location map. Scale 1:24,000.

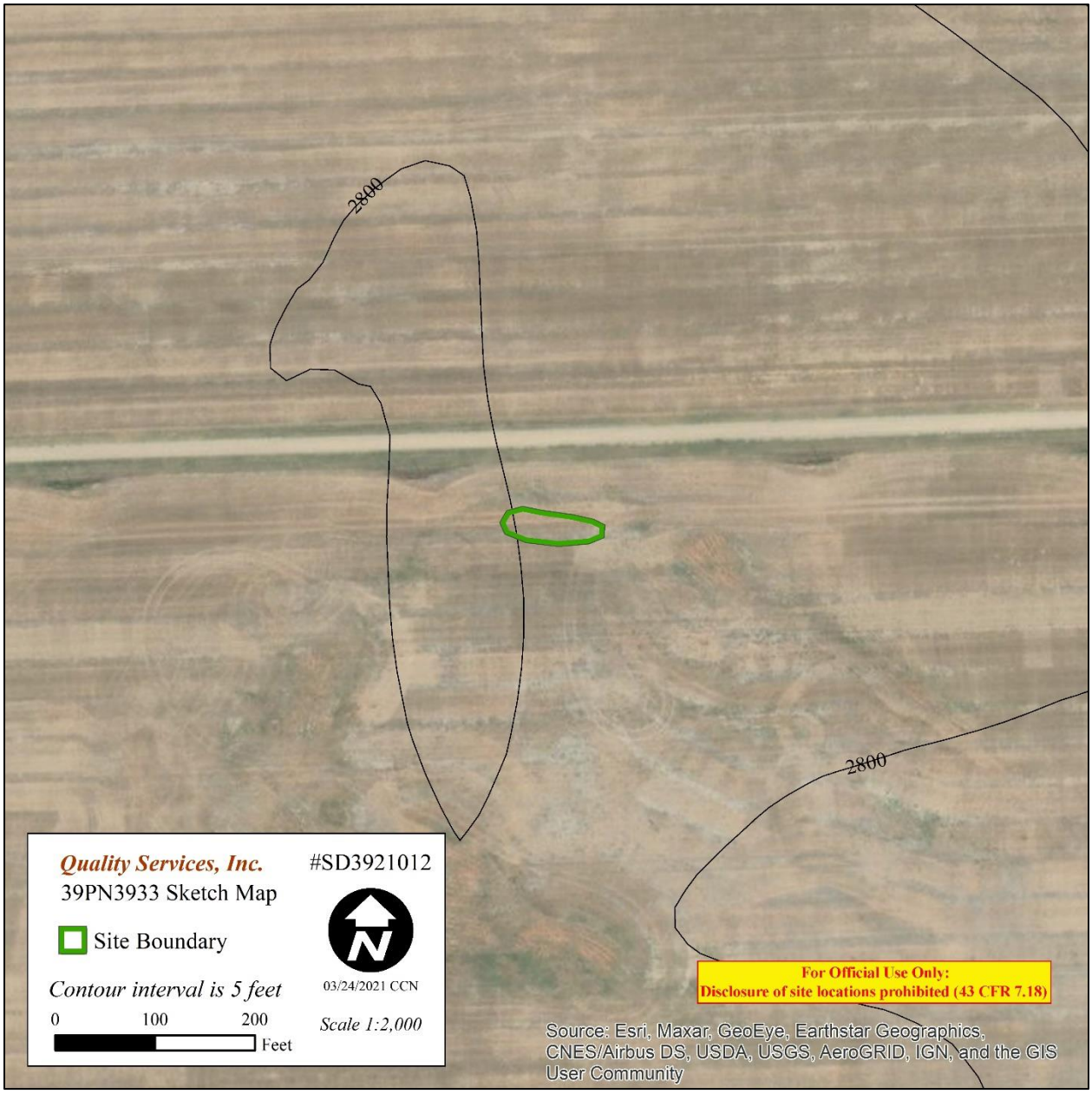


Figure 2. 39PN3933 sketch map.



Figure 3. 39PN3933 overview facing east.
C. Newton 03/23/2021.

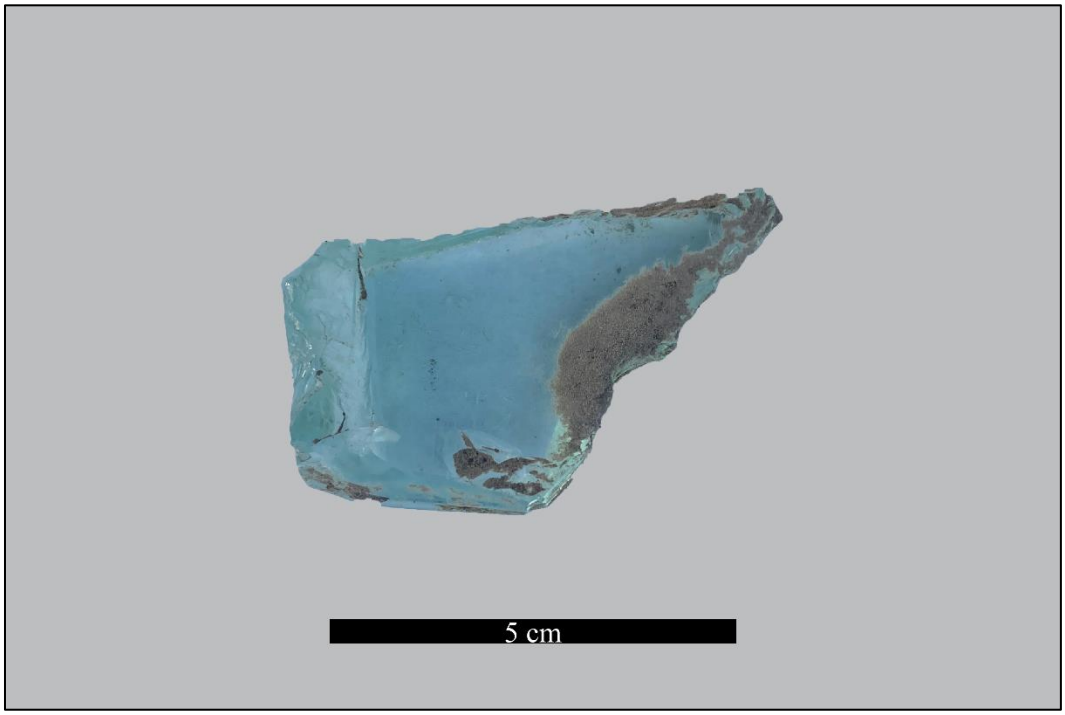


Figure 4. 39PN3933, body and partial base aqua bottle shard.

AMERICAN ENGINEERING TESTING, Inc.

CONSULTANTS
- GEOTECHNICAL
- MATERIALS
- ENVIRONMENTAL
- FORENSICS

www.amengtest.com

PRELIMINARY GEOTECHNICAL EXPLORATION AND REVIEW

PROPOSED INDUSTRIAL PARK
WALL ECONOMIC DEVELOPMENT
234TH STREET & AIRPORT ROAD/190TH AVENUE
WALL, SOUTH DAKOTA

AET No. 17-20815

Date:

April 17, 2020

Prepared for:

Ms. Liliya Stone
Wall Economic Development Corporation
PO Box 314
Wall, South Dakota 57790

AMERICAN
ENGINEERING
TESTING, INC.

CONSULTANTS
· GEOTECHNICAL
· MATERIALS
· ENVIRONMENTAL

April 17, 2020

Wall Economic Development Corporation
PO Box 314
Wall, South Dakota 57790

Attn: Ms. Liliya Stone

RE: Preliminary Geotechnical Exploration and Review
Proposed Industrial Park
Wall Economic Development
234th Street & Airport Road/190th Avenue
Wall, South Dakota
Report No.17-20815

Dear Ms. Stone,

American Engineering Testing, Inc. (AET) is pleased to present the results of our preliminary subsurface exploration program and geotechnical engineering review for the proposed Industrial Park to be constructed north of Wall, South Dakota. These services were performed in general accordance with our proposal to you dated February 12, 2020 and written authorization to proceed provided on February 13, 2020. We are submitting one (1) electronic copy of the report to you.

Within the limitations of scope, budget, and schedule, our services have been conducted according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, either expressed or implied, is intended. Important information regarding risk management and proper use of this report is given in the Appendix entitled "Geotechnical Report Limitations and Guidelines for Use".

Please contact me if you have any questions about the report. I can also be contacted for arranging construction observation and testing services during construction of the project.

Sincerely,
American Engineering Testing, Inc.



Walt Feeger, PE
Senior Geotechnical Engineer
Phone: (605) 388-0029
wfeeger@amengtest.com

1745 Samco Road | Rapid City, SD 57702
Phone (605) 388-0029 | www.amengtest.com | AA/EEO
This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

SIGNATURE PAGE

Prepared for:

Wall Economic Development Corporation
PO Box 314
Wall, South Dakota 57790

Attn: Ms. Liliya Stone

Prepared by:

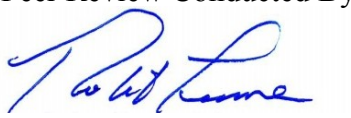
American Engineering Testing, Inc
Rapid City, South Dakota 57702
(605) 388-0029
www.amengtest.com

Report Authored By:



Walt Feeger, PE
Senior Geotechnical Engineer

Peer Review Conducted By:



Robert Temme, PE
Vice President – Western Region



Copyright 2020 American Engineering Testing, Inc.
All Rights Reserved

Unauthorized use or copying of this document is strictly prohibited by anyone other than the client for the specific project.

TABLE OF CONTENTS

Transmittal Letter i
Signature Page ii
1.0 INTRODUCTION 1
2.0 SCOPE OF SERVICES 1
3.0 PROJECT INFORMATION 1
4.0 SUBSURFACE EXPLORATION AND TESTING 2
4.1 Field Exploration Program 2
4.2 Laboratory Testing 2
5.0 SITE CONDITIONS 3
5.1 Surface Observations 3
5.2 Subsurface Soils/Geology 4
5.3 Groundwater 4
6.0 RECOMMENDATIONS 4
6.1 Discussion 4
6.2 Site Preparation and Grading 6
6.3 Utility Trenching and Construction 8
6.4 Preliminary Foundation and Concrete Slab-on-Grade Floor Recommendations 9
6.5 Preliminary Pavement Design and Construction Considerations 11
7.0 LIMITATIONS 12

APPENDIX A – Geotechnical Field Exploration and Testing

Boring Log Notes
Unified Soil Classification System
Site Location Map
Boring Location Map
Subsurface Boring Logs
Consolidation/Swell Potential
Moisture-Density Relationship (proctor)

APPENDIX B – Geotechnical Report Limitations and Guidelines for Use

1.0 INTRODUCTION

We understand that a new development has been proposed near the southwest corner of 234th Street and Airport Road/190th Avenue, just north of Wall, South Dakota. Please refer to the Site Location Map within Appendix A of this report. To assist with the preliminary planning and design, American Engineering Testing, Inc. (AET) was authorized to conduct a subsurface exploration program at the site, conduct soil laboratory testing, and perform a geotechnical engineering review for the project. This report presents the results of the above services and provides our preliminary engineering recommendations based on this data.

2.0 SCOPE OF SERVICES

AET's services were performed in general accordance with our proposal dated February 12, 2020. The authorized scope consists of the following:

- Six (6) standard penetration test (SPT) borings to depths of approximately 20 feet below existing site grades within the proposed development.
- Soil laboratory testing.
- Geotechnical engineering analysis based on the gained data and preparation of this report.

These services are intended for geotechnical purposes only. The scope is not intended to explore for the presence or extent of environmental contamination.

3.0 PROJECT INFORMATION

Based on the information provided, we understand the project will consist of a new approximate 57-acre industrial park development (Zones B and D) at the southwest corner of 234th Street and Airport Road/190th Avenue on the north side of Wall, South Dakota.

Preliminary geotechnical services have been requested for the site to identify any potential soil/groundwater concerns, provide soil characteristics, as well as preliminary information and recommendations for foundations/bearing capacity for site pad preparation.

The previously stated information represents our understanding of the proposed construction. This information is an integral part of our engineering review. It is important that you contact us if there are changes from that described so that we can evaluate whether modifications to our recommendations are appropriate.

4.0 SUBSURFACE EXPLORATION AND TESTING

4.1 Field Exploration Program

The subsurface exploration program conducted for the project consisted of six (6) Standard Penetration Test (SPT) borings drilled on March 18, 2020 to depths of approximately 20 feet below existing site grades. The approximate boring locations are shown on the Boring Location Map included within Appendix A of this report. The borings were located and staked in the field by AET personnel. Elevations at the boring locations were interpolated from topographic maps of the area.

The logs of the borings and details of the methods used appear in Appendix A. The logs contain information concerning soil layering, soil classification, geologic description, and moisture condition. Relative density or consistency is also noted for the natural soils, which is based on the standard penetration resistance (N-value).

4.2 Laboratory Testing

The laboratory test program included water content, dry density Atterberg Limits, percent passing the #200 sieve, consolidation/swell potential, and moisture-density relationship (proctor). The water content, dry density, Atterberg Limits, and percent passing the #200 sieve test results appear in Appendix A on the individual boring logs adjacent to the samples upon which they were performed. The results of the proctor tests are summarized below and included in Appendix A.

Boring	Soil Classification	Optimum Moisture Content, % [1]	Maximum Dry Density, pcf [1]
B-1/B-2	Sandy Lean to Fat Clay (CL-CH)	15.5	106.9
B-3	Sandy Lean to Fat Clay (CL-CH)	15.5	109.0
B-5/B-6	Sandy Lean to Fat Clay (CL-CH)	17.1	100.2

[1] Based on ASTM D 698 (standard proctor)

It should be noted the bulk soil sample represents a mixture of the soils encountered within the upper 5-foot interval of the borehole. As such, the soil classification as presented on the Moisture-Density Relationship data sheets may differ from the classifications of the individual soil layers identified on the respective Subsurface Boring Logs.

The swell/consolidation test is commonly performed to evaluate the swell or consolidation potential of soils or bedrock for determining foundation and concrete slab-on-grade design criteria. In this test, relatively undisturbed samples obtained directly from the ring barrel sampler are placed in a laboratory device and saturated under a predetermined load. The swell-index is the resulting amount of swell (+) as a percent of the sample's thickness after the saturation period. Conversely, the consolidation index is the amount of consolidation (-) as a percent of the sample's thickness after consolidation under the confining load. Test results are summarized as follows:

Boring	Depth, ft	Soil Type	Swell (+) or Consolidation (-) Potential, %	Swell Pressure, psf
B-2	5	Lean to Fat Clay	+1.9	3,000
B-4	7.5	Lean to Fat Clay	+1.8	2,400
B-6	5	Lean to Fat Clay	+0.7	1,500

Based on the laboratory test results, the subsurface clay soils at this site have moderate swell potentials with moderate to high swell pressures. The test results for the swell-consolidation test is included within Appendix A.

5.0 SITE CONDITIONS

5.1 Surface Observations

The site predominately consists of undeveloped agricultural farmland/rangeland located at the southwest corner of 234th Street and Airport Road/190th Avenue, just north of Wall, South Dakota. The entire tract of property (Zones A through D) consists of about 140.5 acres with a section designated as restricted airspace for the Wall Airport facility, located directly south of the site. Our preliminary geotechnical services were only requested for Zones B and D. These areas have previously been utilized as cultivated agricultural fields.

5.2 Subsurface Soils/Geology

Underlying an approximate 1-foot layer of topsoil, the subsurface soils encountered within the borings consisted of approximately 6 to 11 feet of terrace deposits overlying weathered to competent shale bedrock, associated with the White River Group, which extended to the total depths explored within each of the borings drilled at the site. The terrace deposits are comprised of soft to stiff lean to fat clays with varying amounts of sand content.

The subsurface boring logs are attached in Appendix A, which provide detailed information about the general soil layering and classifications at each boring location.

5.3 Groundwater

Subsurface water was encountered in all six (6) of the borings at depths ranging from approximately 3 to 16½ feet below grade. Please note that, due to the relatively low permeability of the clay soils and shale bedrock encountered in the borings, a relatively long period of time is typically needed for a groundwater level to develop and/or stabilize in the borings.

Subsurface water levels should be expected to fluctuate seasonally and yearly. The time of year that the borings were drilled, and the history of precipitation prior to drilling, as well as other factors including local irrigation practices, surface drainage, etc. should be known when using the water level information on the soil boring logs to extrapolate water levels at other points in time.

6.0 RECOMMENDATIONS

6.1 Discussion

Please note that the discussion of the foundation and pavement guidelines included in this report are preliminary in nature and limited to identifying subsurface conditions that should be considered in the preliminary selection of appropriate foundation systems and pavement and their respective designs. This discussion is not intended to present design level recommendations for systems specific to this project. Once the building sites have been decided upon as well as their respective sizes, floor/foundation elevations, and structural loads are known, site specific geotechnical exploration programs will be required.

A common site condition throughout most of the project is the relatively high groundwater as well as the presence of irrigated fields and pastures. Local irrigation practices can cause large seasonal water content variations in the subgrade soils. As such, the potential exists for encountering soft and wet subgrade soils almost anywhere across the site. Once specific phases of construction are identified, it is recommended that irrigation practices be discontinued at least 8 to 12 months prior to construction, if at all possible, to aid in stabilization of the site soils.

The earthwork contractor should anticipate de-watering during grading operations and excavations for underground utilities, especially within low lying areas of the site. If groundwater is encountered, an appropriate dewatering system should be provided that lowers and maintains the groundwater below the base of the excavations to facilitate proper placement of the utilities. Additionally, soft saturated soil conditions should be expected within low-lying (drainage) areas of the site. The earthwork contractor should anticipate these soil/groundwater conditions, and the bid documents should include a line item for subgrade remediation and dewatering.

The information obtained from the field exploration and laboratory testing completed for this study indicates that the near surface clay soils have low to moderate strength characteristics and in their existing condition, may not possess the strength required to properly support structures and pavements. Additionally, the lean to fat clay soils and shale bedrock are moderately expansive.

Due to these potentials, AET should be retained to provide final geotechnical services for the site structures as well as observe all excavations prior to placement of the footings and floor slabs and to provide compaction testing during placement of fill material at this site. In addition, strict moisture control will be required during placement and compaction of the site soils to minimize the potential of damaging differential movements due to moisture variations in the material.

6.2 Site Preparation and Grading

At this time site grading and finished floor elevations have not been provided. As previously indicated, final geotechnical services should be performed once this information is available. We anticipate cut and fill balances will be required to reach the desired street alignments and commercial/residential lot grade elevations. Proper subgrade preparation/remediation as well as strict moisture and density control during fill placement will be critical at this site. We highly recommend that fill sections be constructed as early as possible within the construction period to allow for settlements to occur before the placement of structures and paving.

We recommend that all topsoil, vegetation, man-made debris, previously placed fill and other unsuitable materials be removed in their entirety from within the proposed street alignments and all areas to receive overlot fill. Stripped materials consisting of vegetation/organic and unsuitable debris should be wasted from the site. Topsoil may be stockpiled on-site to re-vegetate disturbed/slope areas after completion of grading operations.

Site grading should continue to the desired construction elevations. The excavated site soils, cleaned of all topsoil, organics, unsuitable materials, and aggregate greater than 3 inches in nominal size (if encountered) may be stockpiled on-site and reused as utility trench and overlot fill. It is our opinion that material can be ripped with large dozers and moved with scrapers. We recommend a shrinkage factor of at least 20% be used for calculating cut and fill balances across the site.

Within the proposed areas to receive pavements, scarification, re-compaction and proof-rolling of the subgrade soils will be required. Soils beneath pavement areas should be scarified to a depth of at least 8 inches, moisture conditioned, and compacted as specified in the final geotechnical evaluations. The moisture content and compaction of subgrade soils should be maintained until pavement construction. The prepared subgrade should be proof-rolled by a tandem axle dump truck loaded to its capacity. The proof-rolling should be observed by our geotechnical engineer to identify areas of soft subgrade. If unsuitable areas are observed during this process, subgrade improvement will then be necessary to establish a suitable subgrade support condition, especially during wet or cool periods of the year. These methods should help provide a firm base for the pavement section and in delineating soft or disturbed areas that may exist at shallow depths.

The overburden soils across the site will likely be unstable upon initial exposure. As a result, these soils will likely be prone to rutting, shoving, and pumping, and unstable subgrade conditions could be expected to develop during general construction operations under existing moisture conditions. Unstable subgrade conditions could be exacerbated if the soils are wetted and/or subjected to repetitive construction traffic. Because of this, bid documents should address the likely need for soil stabilization, and the contractor should be prepared to handle potentially wet, soft subgrade conditions.

Methods of subgrade improvement are detailed below. The appropriate method of improvement, if required, would depend on factors such as schedule, weather, the size of area to be stabilized, and the nature of the instability. Performing site grading operations during warm seasons and dry periods would help reduce the amount of subgrade stabilization required. If the exposed subgrade is unstable during proof-rolling operations, it could be stabilized using one of the common methods outlined below.

- *Scarification and Re-compaction* - It may be feasible to scarify, dry, and re-compact the exposed soils. The success of this procedure would depend primarily upon favorable weather and sufficient time to dry the soils. Stable subgrades likely would not be achievable if the thickness of the unstable soil is greater than about 1 foot, or if construction is performed during a period of wet or cool weather when drying is difficult.

- *Structural Fill* – Replacement of the immediate subgrade with structural fill is the most common procedure to improve subgrade stability. Typical undercut depths would be expected to range from about 1 to 2 feet below finished subgrade elevation.

The use of high modulus geotextiles and/or geogrid is recommended at the subgrade interface for separation and reinforcement purposes after underground work such as utility construction is completed. Prior to placing the geotextile and/or geogrid, we recommend that all below grade construction, such as utility line installation, be completed to avoid damaging the fabric or geogrid.

Chemical stabilization is another stabilization method which could be used in this area. Additional testing would be needed to develop specific recommendations to improve subgrade stability by blending chemicals with the site soils. Further evaluation of the need and recommendations for subgrade stabilization can be provided during final geotechnical services.

6.3 Utility Trenching and Construction

The excavated materials are expected to be suitable for use as trench backfill above the pipe bedding. The consistency and the natural moisture content of the soils will likely vary across the project. It is likely that some areas will require processing and drying of the site soils prior to use as backfill material, while other areas will require the addition of moisture.

Additionally, depending on the area and time of year earthwork takes place, excavations deeper than about 3 feet will likely encounter groundwater and will require dewatering. Excavations may also encounter potentially unsuitable subsurface conditions including soft, unstable soils. If unstable subgrade soils are encountered, remediation may be required to create a working platform prior to utility placement.

The soil classifications shown on the logs are based solely on the materials encountered in the borings. The contractor should verify that similar conditions exist throughout the proposed area of excavation. If different subsurface conditions are encountered during construction, the actual conditions should be evaluated to determine any excavation modifications necessary to maintain safe conditions.

Depending on the depths of excavations and subsurface soil and groundwater conditions, the use of temporary shoring and/or trench boxes will likely be required. As a safety measure, vehicles and stockpiles should be kept away from the excavation crest a distance at least equal to the slope height. Surface drainage should be directed away from the excavation.

If excavation faces are not retained, the excavations should maintain maximum allowable slopes in accordance with *OSHA Regulations (Standards 29 CFR), Part 1926, Subpart P, "Excavations"* (can be found on www.osha.gov). Even with the required OSHA sloping, water seepage or surface runoff can potentially induce side slope erosion or running which could require slope maintenance.

For trench excavations, it is our opinion the site soils and shale bedrock can be classified as Type B soils with recommended slope laybacks of 1H:1V. This classification should be considered preliminary and should be verified in the field on a daily basis by the contractor and/or geotechnical engineer.

Excavations deeper than 20 feet and/or in saturated soils or below the groundwater table should be considered on an individual basis. Water levels, due to climatic conditions should be evaluated at the time of construction. If the above trench layback recommendations are not feasible, due to space limitations or other factors, the OSHA rules should be consulted for alternative trench stabilization methods. Trench boxes or shoring in compliance with OSHA rules may be acceptable alternatives.

6.4 Preliminary Foundation and Concrete Slab-on-Grade Floor Recommendations

The following discussion is intended strictly for preliminary planning purposes. It is not intended to convey design level recommendations for single-family, multi-family, or commercial foundations. Final geotechnical exploration programs for each specific structure should be performed since subsurface conditions vary from one location to another and the structural characteristics may also vary from one structure to another. Good surface drainage is important regardless of the subsurface conditions. Structures should be provided with positive drainage, so that surface water is directed well away from the buildings.

Spread Footing Foundation System – Due to the low to moderate shear strengths as well as the expansive properties of the site clay soils, conventional spread footing foundation systems placed on a zone of imported granular engineered fill would likely be appropriate for supporting structures at this site. The following table summarizes the general allowable bearing pressures for the types of material anticipated below spread footing foundations at this site:

Soil Type	Typical Allowable Bearing Capacity, psf
Imported Granular Engineered Fill (Sand)	1500-2500
Imported Granular Engineered Fill (Gravel)	3000-4000

Due to the potential of encountering soft and variable subgrade soils throughout the proposed project area, remediation of these soils will be likely be required prior to placement of imported granular engineered fill.

Remediation may include the placement of high modulus geotextiles and/or geogrid, or the placement of 4 to 6-inch nominal sized aggregate worked into the subgrade to provide a firm, unyielding subgrade for support of the imported granular engineered fill material and associated foundations.

The minimum depth and lateral extent of an engineered fill zone would have to be determined based on the specific subsurface conditions, foundation elevations, and structural loads at each proposed structure. Engineered fill zones typically extend approximately 2 to 4 feet below foundations and floor slabs and typically about 5 to 10 feet laterally beyond the edge of the foundations. However, as previously stated, geotechnical explorations should be performed for each specific structure because subsurface conditions vary from one location to another, and the structural characteristics may also vary from one structure to another

Intermediate Foundation System – Depending on building sizes, structural loads, higher bearing capacity requirements, and/or lower movement potential are required for specific structures, a stone column foundation system can be considered for the types of soils encountered at the site. Stone columns are accomplished by down-hole vibratory or ramming methods. The technique involves the introduction of aggregate into the soil so that dense stone columns are formed that are tightly interlocked with the surrounding overburden soils.

Stone column soil reinforcement elements are typically constructed at 24 or 30-inch diameters. Shaft lengths typically range between 10 and 20 feet as measured from footing subgrade; however, deeper shafts are achievable and may be required. The result of construction is a reinforced zone of soil that allows for the construction of shallow foundations proportioned for a relatively high bearing pressure.

Stone column soil reinforcement should be designed and constructed by a licensed installer. The installer should provide a stone column layout and detailed design calculations sealed by a professional engineer licensed in the State of South Dakota. The design parameters should be verified by a full-scale modulus test (similar to a pile load test) performed in the field.

AET should be retained to monitor the modulus test and subsequent installation of production stone column elements, and we can assist in contacting qualified contractors/consultants regarding the final system design if required.

Since groundwater was encountered across the site, it would be prudent to include perimeter and potentially under-slab drainage systems in the design of structures. Unless there is sufficient elevation change for the drainage system to drain to a surface outlet, a sump and pump system will be necessary.

As noted, once the overall site mass grading has been completed, additional geotechnical services should be performed on a per lot basis for specific geotechnical recommendations for individual light commercial/retail and residential structures.

6.5 Preliminary Pavement Design and Construction Considerations

Unless imported fill is required to reach the desired subgrade elevations, the clay soils encountered at the site will be the controlling subgrade soils, which are typically considered fair to poor materials for supporting pavements.

The stability of the near surface subgrade may be affected by precipitation, repetitive construction traffic, local irrigation practices, or other factors. The near surface soils are expected to be susceptible to excessive pumping and rutting upon exposure. Therefore, a proof-rolling program will likely be required prior to the placement of the base course and asphalt pavement sections. The prepared subgrade should be proof-rolled by a loaded tandem axle dump truck loaded to its capacity. The proof-rolling should be observed by our geotechnical engineer to identify areas of soft subgrade. Geo-grid or geotextile separation fabric and/or lime/flyash treatment may be required to stabilize soft subgrade soils, if encountered.

Since the cohesive soils on the site have some shrink/swell potential, pavements could crack in the future primarily because of the volume change of the soils when subjected to an increase in moisture content to the subgrade. The cracking, while not desirable, does not necessarily constitute structural failure of the pavement. Every effort should be made to keep surface water from penetrating the subgrade.

Standard duty pavement sections (passenger cars, pickup truck and delivery/garbage trucks) typically consist of approximately 4 to 5 inches of asphalt and heavy-duty sections (repetitive truck traffic) consist of about 6 to 7 inches of asphalt. Typical rigid (concrete) pavement sections will likely range from about 6 to 8 inches in depth. The depth of the aggregate base course will depend on the anticipated traffic intensities across the project. However, based on the soil conditions encountered at this site and our experience, aggregate base course depths will likely be in the range of 8 to 12inches. Aggregate base course thicknesses can typically be reduced by approximately 20-25% with the use of a geotextile separation/stabilization material.

Specific pavement analysis and design recommendations can be provided in the final geotechnical phases once the traffic intensities and parking/access configurations are known. Furthermore, we recommend the flexible (asphalt) and rigid (concrete) pavement be obtained from an approved mix design conforming to the City of Wall or South Dakota Department of Transportation (SD DOT) specifications. Aggregate base course material should also conform to the specifications as outlined by the City of Wall or the SD DOT.

7.0 LIMITATIONS

The preliminary analysis and recommendations presented in this report are based upon the data obtained from the borings performed at the indicated locations and from other information discussed in this report. As previously discussed, because of the relatively large area of the proposed development and the limited areas in which subsurface information was gathered, this phase of the geotechnical services should be considered as preliminary. Once the building sites have been decided upon as well as their respective sizes, floor/foundation elevations, and structural loads are known, site specific geotechnical exploration programs should be performed.

Within the limitations of scope, budget, and schedule, our services have been conducted according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, either expressed or implied, is intended. Important information regarding risk management and proper use of this report is given in Appendix B entitled “Geotechnical Report Limitations and Guidelines for Use”.

Appendix A

AET Project No. 17-20815

Geotechnical Field Exploration and Testing
Boring Log Notes
Unified Soil Classification System
Site Location Map
Boring Location Map
Subsurface Boring Logs
Consolidation/Swell Tests
Moisture-Density Relationship (Proctor)

A.1 FIELD EXPLORATION

The subsurface conditions at the site were explored by drilling and sampling standard penetration test borings. The locations of the borings appear on the figure preceding the Subsurface Boring Logs in this appendix.

A.2 SAMPLING METHODS

A.2.1 Ring-lined barrel Samples - Calibrated to N_{60} Values

Standard penetration (ring-lined barrel) samples were collected in general accordance with ASTM: D3550. The ASTM test method consists of driving a 2.5-inch O.D. thick-walled, split-barrel sampler lined with brass rings into the in-situ soil with a 140-pound hammer dropped from a height of 30 inches. The sampler is driven a total of 18 inches into the soil. After an initial set of 6 inches, the number of hammer blows to drive the sampler the final 12 inches is known as the standard penetration resistance or N-value.

A.2.2 Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as "DS" or "SU" on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

A.2.3 Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

Determining the thickness of "topsoil" layers is usually limited, due to variations in topsoil definition, sample recovery, and other factors. Visual-manual description often relies on color for determination, and transitioning changes can account for significant variation in thickness judgment. Accordingly, the topsoil thickness presented on the logs should not be the sole basis for calculating topsoil stripping depths and volumes. If more accurate information is needed relating to thickness and topsoil quality definition, alternate methods of sample retrieval and testing should be employed.

A.3 CLASSIFICATION METHODS

Soil descriptions shown on the boring logs are based on the Unified Soil Classification (USC) system. The USC system is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil descriptions shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USC system, the descriptive terminology, and the symbols used on the boring logs.

Visual-manual judgment of the AASHTO Soil Group is also noted as a part of the soil description. A chart presenting details of the AASHTO Soil Classification System is also attached.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

A.4 WATER LEVEL MEASUREMENTS

The ground water level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

A.5 LABORATORY TEST METHODS

A.5.1 Water Content Tests
Conducted per AET Procedure 01-LAB-010, which is performed in general accordance with ASTM: D2216 and AASHTO: T265.

A.5.2 Atterberg Limits Tests
Conducted per AET Procedure 01-LAB-030, which is performed in general accordance with ASTM: D4318 and AASHTO: T89, T90.

A.5.3 Sieve Analysis of Soils (thru #200 Sieve)
Conducted per AET Procedure 01-LAB-040, which is performed in general conformance with ASTM: D6913, Method A.

A.6 TEST STANDARD LIMITATIONS

Field and laboratory testing is done in general conformance with the described procedures. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

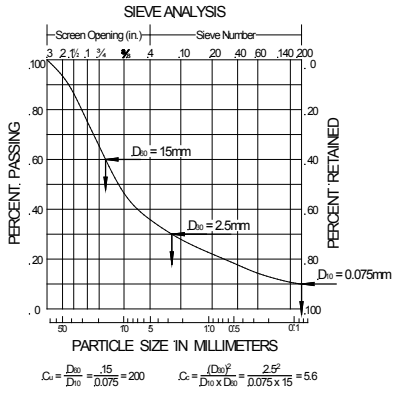
A.7 SAMPLE STORAGE

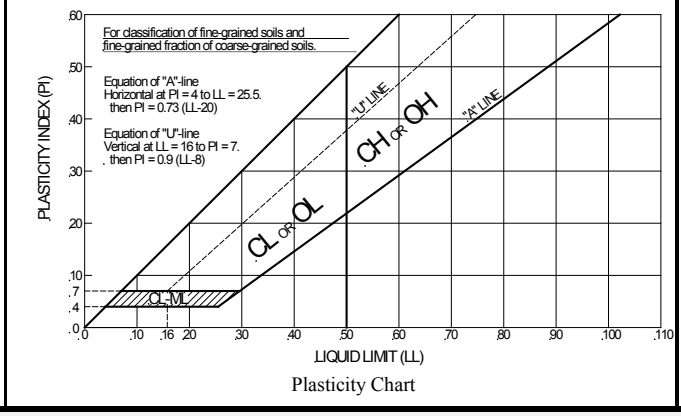
Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

UNIFIED SOIL CLASSIFICATION SYSTEM
ASTM Designations: D 2487, D2488

AMERICAN ENGINEERING TESTING, INC.

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification: Group Symbol	Soil Classification: Group Name[B]
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines[C]	Cu≥4 and 1≤Cc≤3[E]	GW	Well graded gravel[F]
			Cu<4 and/or 1>Cc>3[E]	GP	Poorly graded gravel[F]
		Gravels with Fines more than 12% fines[C]	Fines classify as ML or MH	GM	Silty gravel[F,G,H]
			Fines classify as CL or CH	GC	Clayey gravel[F,G,H]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines[D]	Cu≥6 and 1≤Cc≤3[E]	SW	Well-graded sand[I]
			Cu<6 and 1>Cc>3[E]	SP	Poorly-graded sand[I]
		Sands with Fines more than 12% fines[D]	Fines classify as ML or MH	SM	Silty sand[G,H,I]
			Fines classify as CL or CH	SC	Clayey sand[G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve (see Plasticity Chart below)	Silts and Clays Liquid limit less than 50	inorganic	PI>7 and plots on or above "A" line[J]	CL	Lean clay[K,L,M]
			PI<4 or plots below "A" line[J]	ML	Silt[K,L,M]
		organic	**Liquid limit–oven dried <0.75** Liquid limit – not dried	OL	Organic clay[K,L,M,N] Organic silt[K,L,M,O]
	Silts and Clays Liquid limit 50 or more	inorganic	PI plots on or above "A" line	CH	Fat clay[K,L,M]
			PI plots below "A" line	MH	Elastic silt[K,L,M]
		organic	**Liquid limit–oven dried <0.75** Liquid limit – not dried	OH	Organic clay[K,L,M,P] Organic silt[K,L,M,Q]
Highly organic soil			Primarily organic matter, dark in color, and organic in odor	PT	Peat[R]





Plasticity Chart

Notes

[A]Based on the material passing the 3-in (75-mm) sieve.

[B]If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

[C]Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay

[D]Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E]$Cu = D_{60} / D_{10}$, $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F]If soil contains ≥15% sand, add "with sand" to group name.

[G]If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

[H]If fines are organic, add "with organic fines" to group name.

[I]If soil contains ≥15% gravel, add "with gravel" to group name.

[J]If Atterberg limits plot is hatched area, soils is a CL-ML silty clay.

[K]If soil contains 15 to 29% plus No. 200 add "with sand" or "with gravel", whichever is predominant.

[L]If soil contains ≥30% plus No. 200, predominantly sand, add "sandy" to group name.

[M]If soil contains ≥30% plus No. 200, predominantly gravel, add "gravelly" to group name.

[N]PI≥4 and plots on or above "A" line.

[O]PI<4 or plots below "A" line.

[P]PI plots on or above "A" line.

[Q]PI plots below "A" line.

[R]Fiber Content description shown below.

ADDITIONAL TERMINOLOGY NOTES USED BY AET FOR SOIL IDENTIFICATION AND DESCRIPTION

Grain Size

Term	Particle Size
Boulders	Over 12"
Cobbles	3" to 12"
Gravel	#4 sieve to 3"
Sand	#200 to #4 sieve
Fines (silt & clay)	Pass #200 sieve

Gravel Percentages	
Term	Percent
A Little Gravel	3% - 14%
With Gravel	15% - 29%
Gravelly	30% - 50%

Consistency of Plastic Soils

Term	N-Value, BPF
Very Soft	less than 2
Soft	2 - 4
Firm	5 - 8
Stiff	9 - 15
Very Stiff	16 - 30
Hard	Greater than 30

Relative Density of Non-Plastic Soils

Term	N-Value, BPF
Very Loose	**0 - 4**
Loose	**5 - 10**
Medium Dense	**11 - 30**
Dense	**31 - 50**
Very Dense	**Greater than 50**

Moisture/Frost Condition

(MC Column)

D (Dry): Absence of moisture, dusty, dry to touch.

M (Moist): Damp, although free water not visible. Soil may still have a high water content (over "optimum").

W (Wet/ Waterbearing): Free water visible intended to describe non-plastic soils. Waterbearing usually relates to sands and sand with silt.

F (Frozen): Soil frozen

Layering Notes

Laminations: Layers less than ½" thick of differing material or color.

Lenses: Pockets or layers greater than ½" thick of differing material or color.

Fiber Content of Peat

Term	Fiber Content (Visual Estimate)
Fibric Peat:	Greater than 67%
Hemic Peat:	33 – 67%
Sapric Peat:	Less than 33%

Organic/Roots Description (if no lab tests)

Soils are described as *organic*, if soil is not peat and is judged to have sufficient organic fines content to influence the soil properties. *Slightly organic* used for borderline cases.

With roots: Judged to have sufficient quantity of roots to influence the soil properties.

Trace roots: Small roots present, but not judged to be in sufficient quantity to significantly affect soil properties.

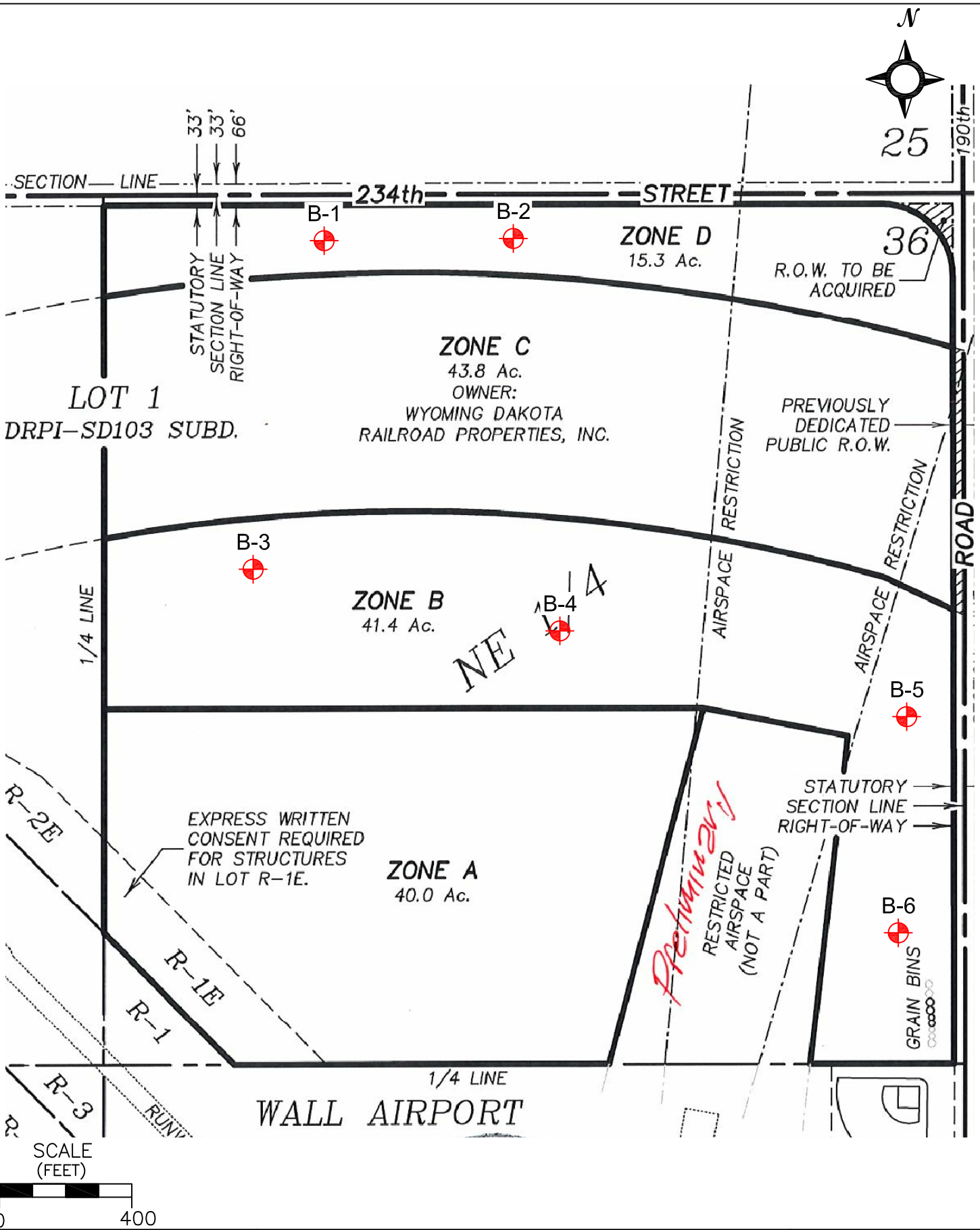


SCALE (MILES)

0 0.5

AMERICAN ENGINEERING TESTING, INC.

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT WALL, SOUTH DAKOTA		PROJECT NO. 17-20815
SUBJECT: FIGURE 1 – SITE LOCATION MAP		DATE: MARCH 31, 2020
SCALE: 1 INCH = 0.5 MILES	DRAWN BY: JR	REVIEWED BY: WF



AMERICAN ENGINEERING TESTING, INC.	PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT WALL, SOUTH DAKOTA		PROJECT NO. 17-20815
	SUBJECT: FIGURE 2 – BORING LOCATION MAP		DATE: MARCH 31, 2020
	SCALE: 1 INCH = 400 FEET	DRAWN BY: JR	REVIEWED BY: WF

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **17-20815** LOG OF BORING NO. **B- 1 (p. 1 of 1)**

PROJECT: **Proposed Wall Industrial Park; Wall, South Dakota**

DEPTH IN FEET	SURFACE ELEVATION: **2798.0** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
	TOPSOIL	TOPSOIL									
1	**SANDY LEAN to FAT CLAY**, olive-brown, soft to stiff (CL-CH)	TERRACE DEPOSITS									
3			9	W	MC	18	22				
6			7	W	MC	18	23	104			
8			4	W	MC	18					86
11			14	W	MC	18	23	104			
13	**WEATHERED SHALE**, Sandy Lean to Fat Clay, yellowish tan, very stiff to hard (CL-CH)	WHITE RIVER GROUP	18	M	MC	18					
16			22	M	MC	18					
21			52	M	MC	18					
	Bottom of Boring										

DEPTH:	DRILLING METHOD
20.0	**4" FA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
3/18/20	**10:45**	**21.5**	**--**	**--**	**--**	**4.0**

BORING COMPLETED: **3/18/20**

DR: **ES** LG: **JA** Rig: **RC-2**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP 17-20815.GPJ AET+CPT+WELL.GDT 4/17/20

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **17-20815** LOG OF BORING NO. **B- 2 (p. 1 of 1)**

PROJECT: **Proposed Wall Industrial Park; Wall, South Dakota**

SURFACE ELEVATION: **2802.0**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
	TOPSOIL	TOPSOIL									
1	**LEAN to FAT CLAY**, olive-brown, firm to stiff (CL-CH)	TERRACE DEPOSITS									
3			7	M	MC	18	22				
6			11	M	MC	18	23	99			
7	▽										
8	**SANDY LEAN to FAT CLAY**, yellowish tan, stiff to firm (CL-CH)		9	W	MC	18	28	99	31	17	
11			8	W	MC	18	23				
12	**WEATHERED SHALE**, Sandy Lean to Fat Clay, tan, very stiff to hard (CL-CH)	WHITE RIVER GROUP									
13			20	M	MC	18	25				
15	color grading to yellowish tan										
16			28	M	MC	18					
20											
21			49	M	MC	18					
	Bottom of Boring										

DEPTH:	DRILLING METHOD
20.0	**4" FA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
3/18/20	**12:05**	**21.5**	**--**	**--**	**--**	**7.5**

BORING COMPLETED: **3/18/20**

DR: **ES** LG: **JA** Rig: **RC-2**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP 17-20815.GPJ AET+CPT+WELL.GDT 4/17/20

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **17-20815** LOG OF BORING NO. **B- 3 (p. 1 of 1)**

PROJECT: **Proposed Wall Industrial Park; Wall, South Dakota**

DEPTH IN FEET	SURFACE ELEVATION: 2808.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
	TOPSOIL	TOPSOIL									
1	**WEATHERED SHALE**, Sandy Lean to Fat Clay, tan, firm to hard (CL-CH)	WHITE RIVER GROUP									
2											
3			7	M	MC	18	22				
4											
5											
6			20	M	MC	18	21	102			
7											
8	color grading to yellowish tan		44	M	MC	18	18	103	49	23	
9											
10	**SHALE**, Sandy Fat Clay, yellowish tan, hard (CH)										
11			61	M	MC	18	17				91
12											
13			82	M	MC	18	20				
14											
15											
16			81/.9	W	MC	17					
17											
18											
19											
20											
21			86/.9	M	MC	16					
	Bottom of Boring										

DEPTH:	DRILLING METHOD
20.0	**4" FA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
3/18/20	**13:05**	**21.3**	**--**	**--**	**--**	**16.5**

BORING COMPLETED: **3/18/20**

DR: **ES** LG: **JA** Rig: **RC-2**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP 17-20815.GPJ AET+CPT+WELL.GDT 4/17/20

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **17-20815** LOG OF BORING NO. **B- 4 (p. 1 of 1)**

PROJECT: **Proposed Wall Industrial Park; Wall, South Dakota**

DEPTH IN FEET	SURFACE ELEVATION: 2799.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
	TOPSOIL	TOPSOIL									
1	**LEAN to FAT CLAY**, olive brown to gray, firm (CL-CH)	TERRACE DEPOSITS									
2											
3			7	M	MC	18	23				
4											
5											
6			7	M	MC	18	19	111			
7	**WEATHERED SHALE**, Sandy Lean to Fat Clay, yellowish tan, stiff (CH)	WHITE RIVER GROUP									
8			12	M	MC	18	26	95			
9											
10											
11			11	M	MC	18	25	97			
12	**SHALE**, Sandy Fat Clay, yellowish tan, hard, sandstone lenses present (CH)										
13			58	▽ W	MC	18	18				
14											
15											
16			87	M	MC	18					
17											
18											
19											
20											
21			91/.9	M	MC	17					
	Bottom of Boring										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS						
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
20.0	**4" FA**	**3/18/20**	**14:00**	**21.4**	**--**	**--**	**--**	**13.0**
BORING COMPLETED: **3/18/20**								
DR: **ES** LG: **JA** Rig: **RC-2**								

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP 17-20815.GPJ AET+CPT+WELL.GDT 4/17/20

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **17-20815** LOG OF BORING NO. **B- 5 (p. 1 of 1)**

PROJECT: **Proposed Wall Industrial Park; Wall, South Dakota**

DEPTH IN FEET	SURFACE ELEVATION: 2799.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
	TOPSOIL	TOPSOIL									
1	**LEAN to FAT CLAY**, yellowish tan, stiff, trace sand present (CL-CH)	TERRACE DEPOSITS									
2											
3			11	▽ W	MC	18	28				
4											
5											
6	**SANDY LEAN to FAT CLAY**, yellowish tan to gray, firm (CL-CH)		7	W	MC	18			35	19	
7											
8			5	W	MC	18	30	94			91
9											
10											
11			7	W	MC	18	28	96			
12											
13	**WEATHERED SHALE**, Sandy Lean to Fat Clay, yellowish tan, very stiff to hard, clayey gravel lenses present (CL-CH)	WHITE RIVER GROUP	23	M	MC	18					
14											
15											
16			28	M	MC	18					
17											
18											
19											
20											
21			34	M	MC	18					
	Bottom of Boring										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS						
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
20.0	**4" FA**	**3/18/20**	**15:30**	**21.5**	**--**	**--**	**--**	**3.0**
BORING COMPLETED: **3/18/20**								
DR: **ES** LG: **JA** Rig: **RC-2**								

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP 17-20815.GPJ AET+CPT+WELL.GDT 4/17/20

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **17-20815** LOG OF BORING NO. **B- 6 (p. 1 of 1)**

PROJECT: **Proposed Wall Industrial Park; Wall, South Dakota**

DEPTH IN FEET	SURFACE ELEVATION: **2801.0** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
	TOPSOIL	TOPSOIL									
1	**SANDY LEAN to FAT CLAY**, yellowish tan to gray, firm to soft (CL-CH)	TERRACE DEPOSITS									
2											
3			5	M	MC	18	30				
4											
5				▽							
6			4	W	MC	18	24	98	48	20	
7											
8	**WEATHERED SHALE**, Sandy Lean to Fat Clay, yellowish tan, very stiff to hard (CL-CH)	WHITE RIVER GROUP	21	M	MC	18	23	104			
9											
10											
11			18	M	MC	18	24				
12											
13			30	M	MC	18	24				
14											
15											
16			39	M	MC	18					
17											
18											
19											
20											
21			60	M	MC	18					
	Bottom of Boring										

DEPTH:	DRILLING METHOD
20.0	**4" FA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
3/18/20	**16:45**	**21.5**	**--**	**--**	**--**	**5.0**

BORING COMPLETED: **3/18/20**

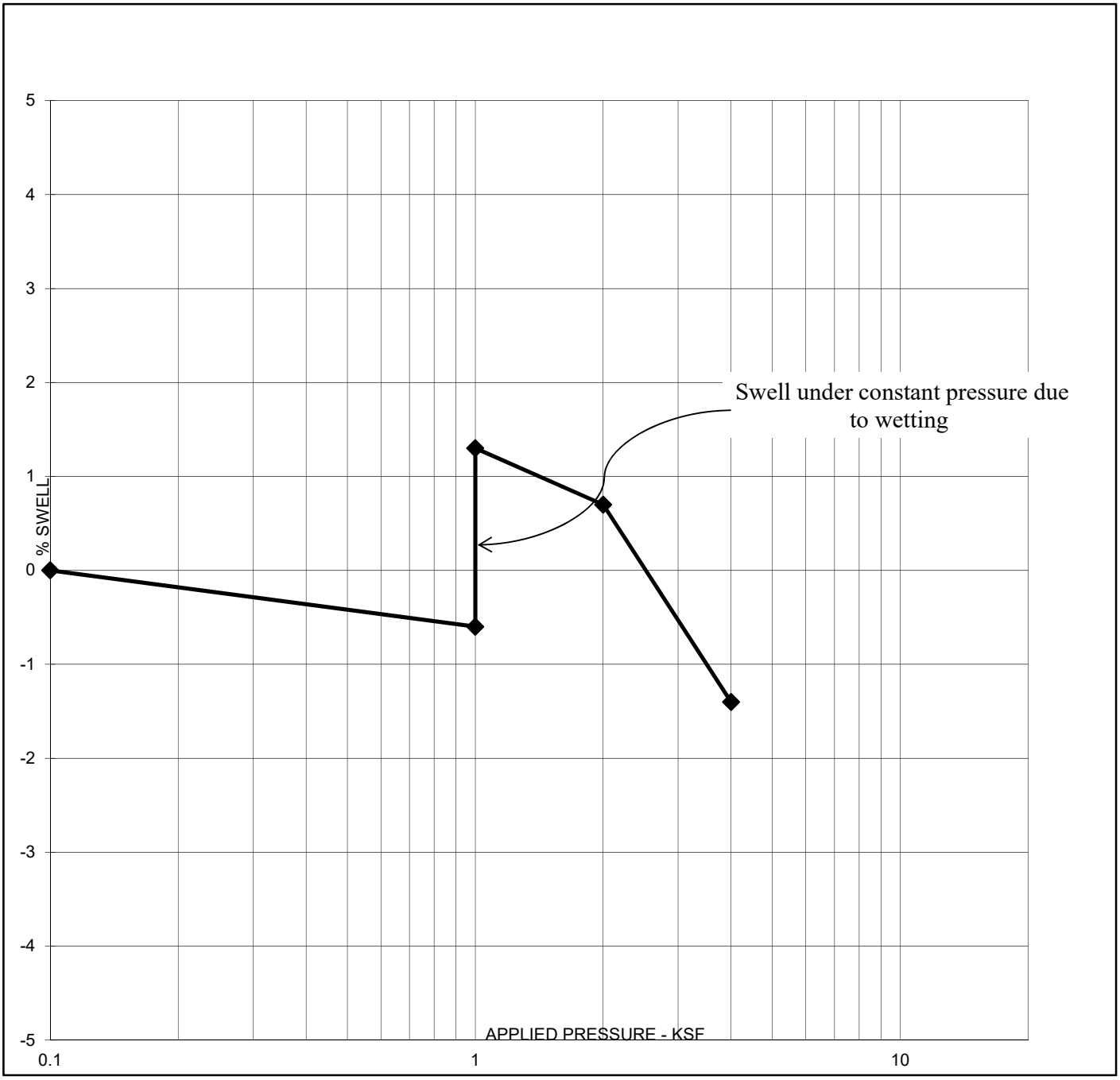
DR: **ES** LG: **JA** Rig: **RC-2**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP 17-20815.GPJ AET+CPT+WELL.GDT 4/17/20

AMERICAN ENGINEERING TESTING, INC.

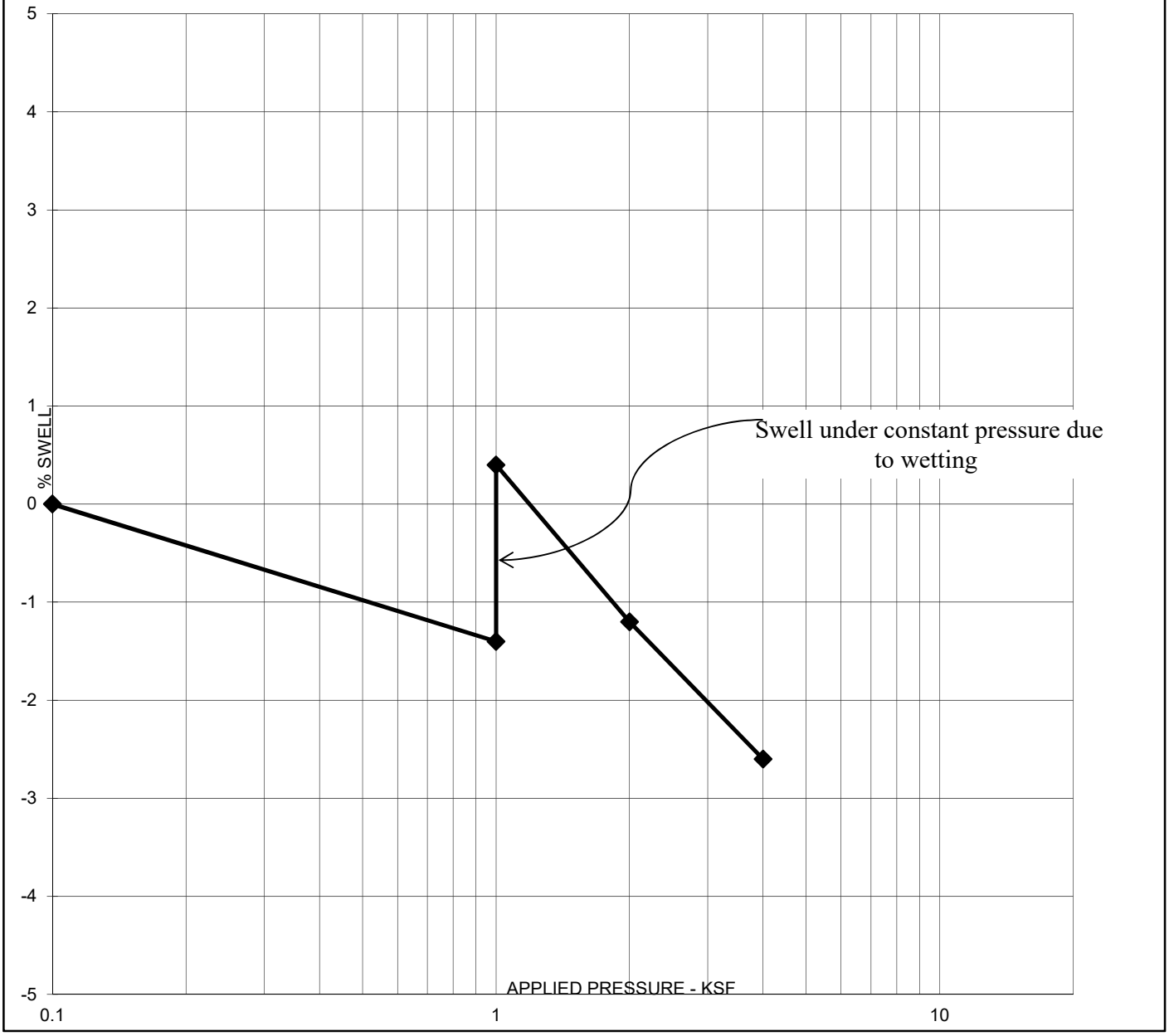
MOISTURE CONTENT:	23.3 percent
DRY UNIT WEIGHT:	99 pcf
BORING/DEPTH:	B-2 5'
SOIL DESCRIPTION:	Lean to Fat Clay, brown (CL-CH)
% Swell:	1.9
Swell Pressure:	3,000 psf



AET Project # 17-20815	**SWELL-CONSOLIDATION TEST RESULTS**	

AMERICAN ENGINEERING TESTING, INC.

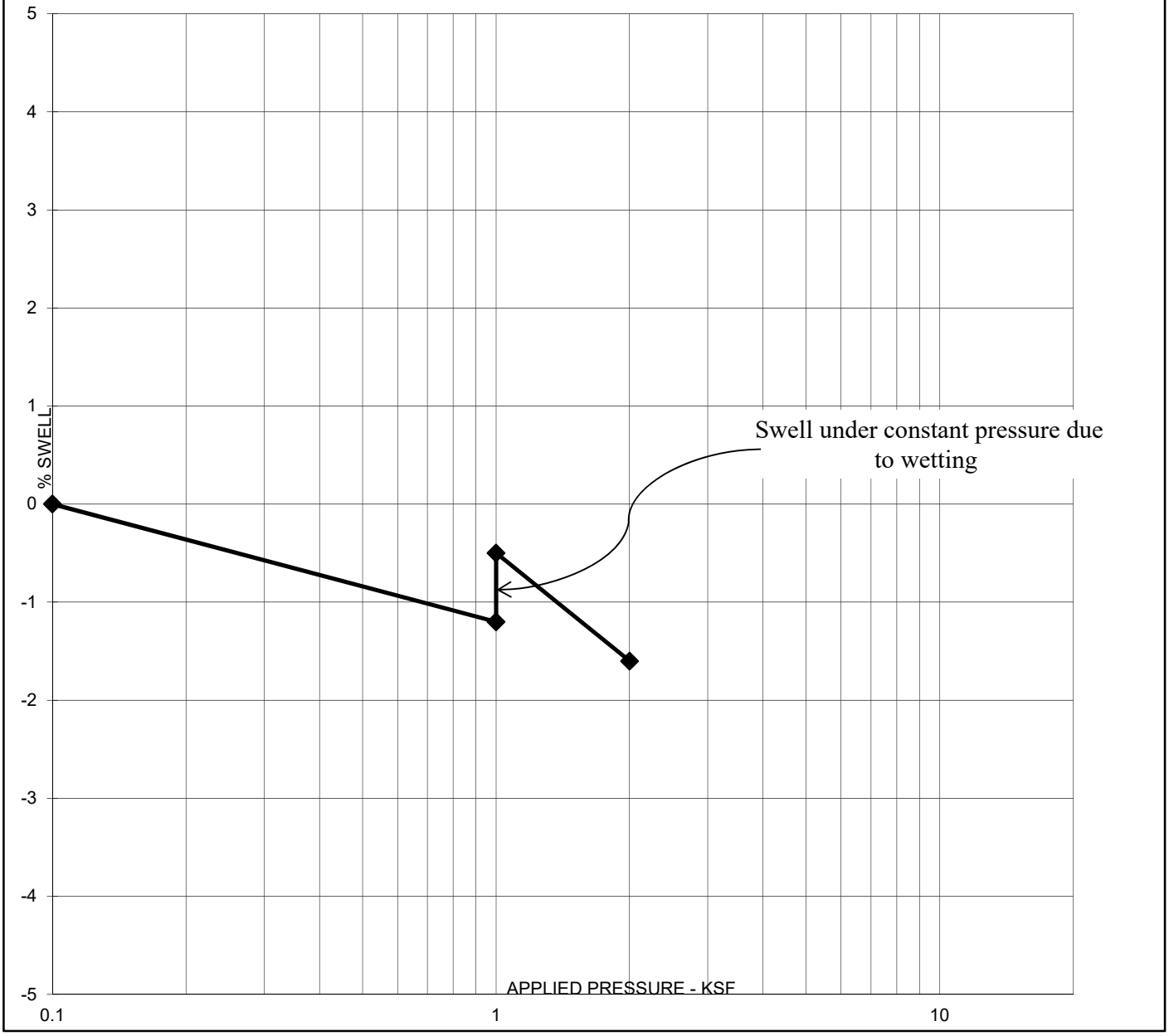
MOISTURE CONTENT:	25.9 percent
DRY UNIT WEIGHT:	94.8 pcf
BORING/DEPTH:	B-4 7.5'
SOIL DESCRIPTION:	Lean to Fat Clay, tan (CL-CH)
% Swell:	1.8
Swell Pressure:	2,400 psf



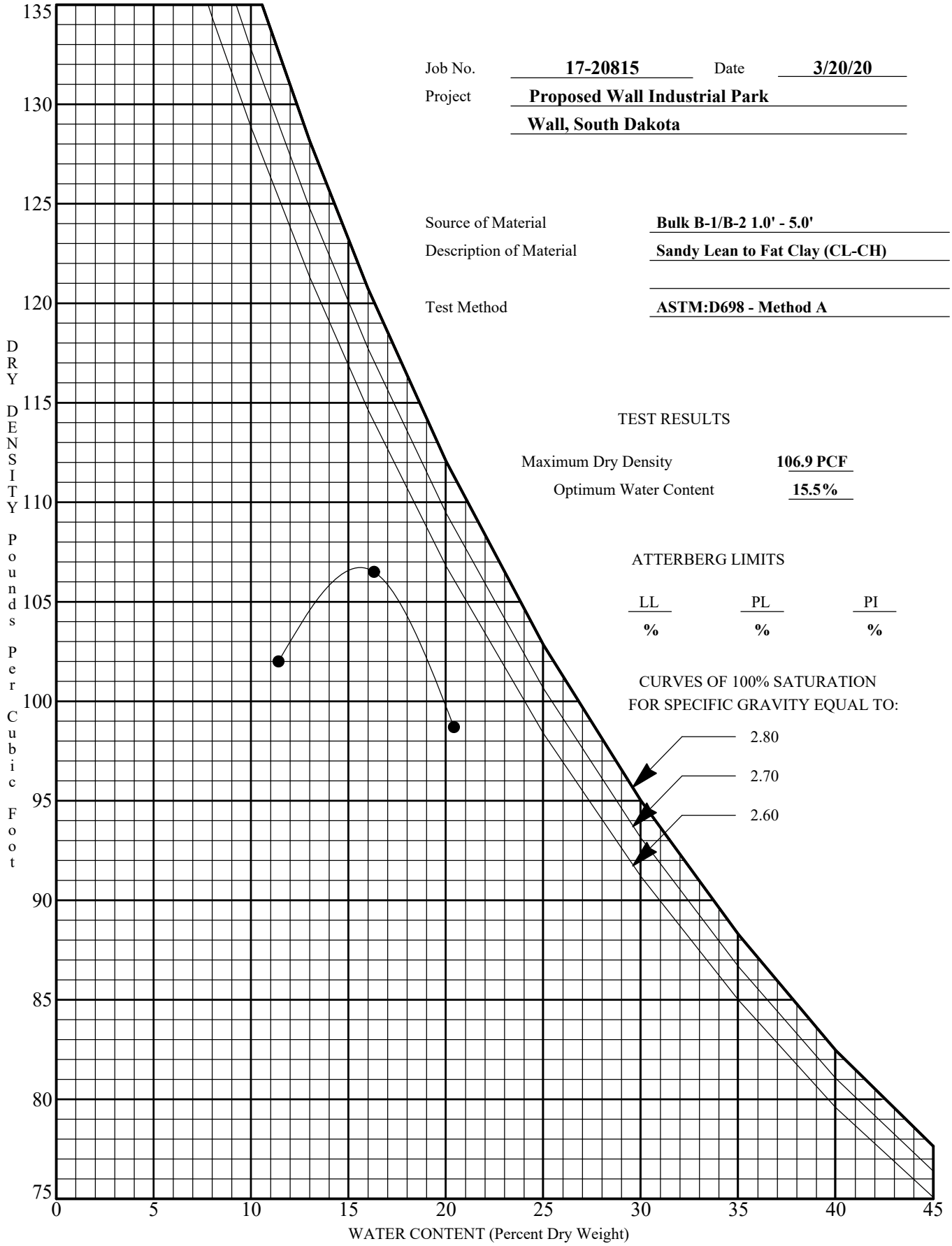
AET Project # 17-20815	**SWELL-CONSOLIDATION TEST RESULTS**	

AMERICAN ENGINEERING TESTING, INC.

MOISTURE CONTENT:	24 percent
DRY UNIT WEIGHT:	98.3 pcf
BORING/DEPTH:	B-6 5'
SOIL DESCRIPTION:	Lean to Fat Clay, tan (CL-CH)
% Swell:	0.7
Swell Pressure:	1,500 psf



AET Project # 17-20815	**SWELL-CONSOLIDATION TEST RESULTS**	



Job No. **17-20815** Date **3/20/20**

Project **Proposed Wall Industrial Park**
Wall, South Dakota

Source of Material **Bulk B-1/B-2 1.0' - 5.0'**

Description of Material **Sandy Lean to Fat Clay (CL-CH)**

Test Method **ASTM:D698 - Method A**

TEST RESULTS

Maximum Dry Density	**106.9 PCF**
Optimum Water Content	**15.5%**

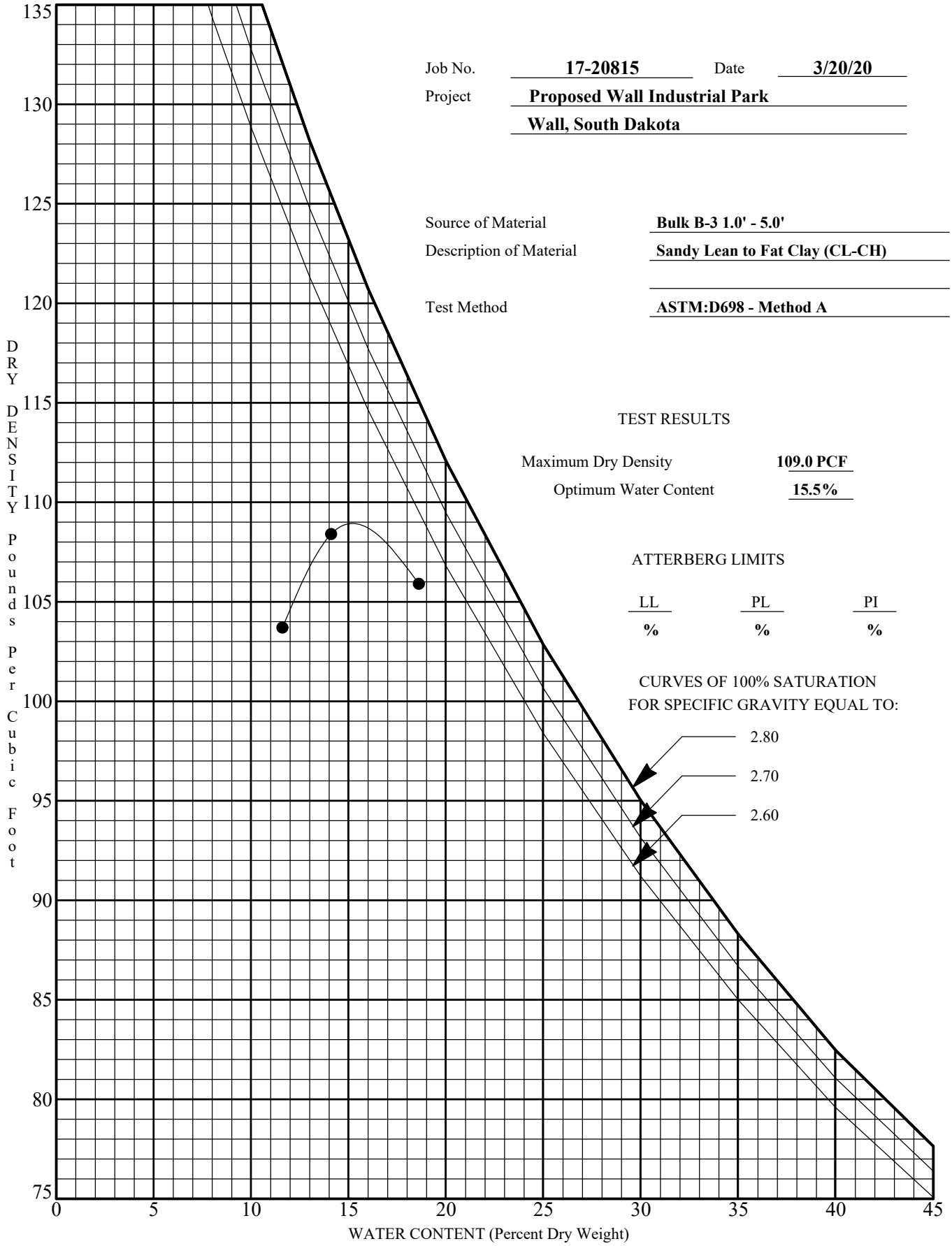
ATTERBERG LIMITS

LL	PL	PI
%	**%**	**%**

CURVES OF 100% SATURATION
FOR SPECIFIC GRAVITY EQUAL TO:

AMERICAN
ENGINEERING
TESTING, INC.

MOISTURE-DENSITY RELATIONSHIP



Job No. **17-20815** Date **3/20/20**

Project **Proposed Wall Industrial Park**
Wall, South Dakota

Source of Material **Bulk B-3 1.0' - 5.0'**

Description of Material **Sandy Lean to Fat Clay (CL-CH)**

Test Method **ASTM:D698 - Method A**

TEST RESULTS

Maximum Dry Density	**109.0 PCF**
Optimum Water Content	**15.5%**

ATTERBERG LIMITS

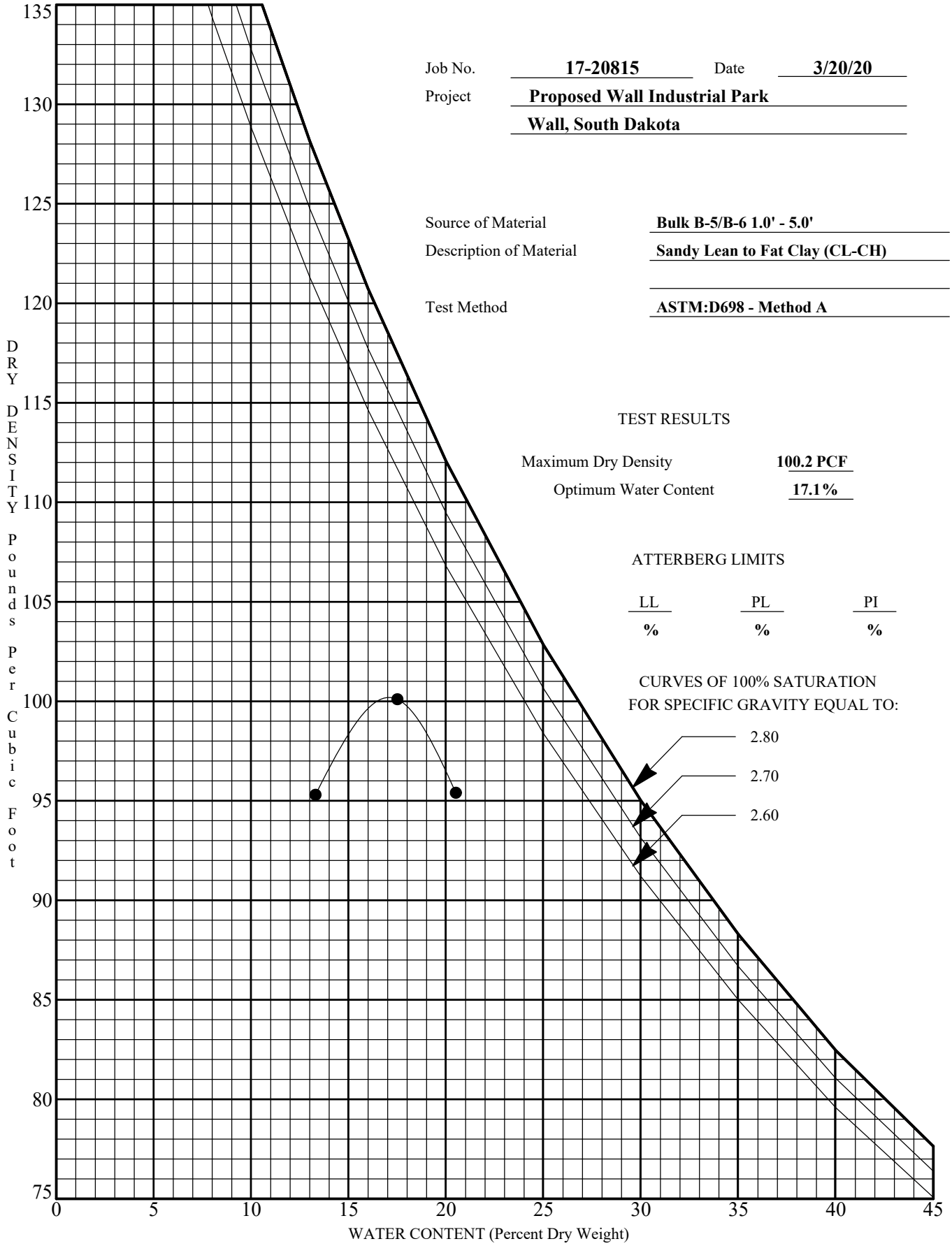
LL	PL	PI
%	**%**	**%**

CURVES OF 100% SATURATION
FOR SPECIFIC GRAVITY EQUAL TO:

2.80
2.70
2.60

AMERICAN
ENGINEERING
TESTING, INC.

MOISTURE-DENSITY RELATIONSHIP



Job No. **17-20815** Date **3/20/20**

Project **Proposed Wall Industrial Park**
Wall, South Dakota

Source of Material **Bulk B-5/B-6 1.0' - 5.0'**

Description of Material **Sandy Lean to Fat Clay (CL-CH)**

Test Method **ASTM:D698 - Method A**

TEST RESULTS

Maximum Dry Density	**100.2 PCF**
Optimum Water Content	**17.1%**

ATTERBERG LIMITS

LL	PL	PI
%	**%**	**%**

CURVES OF 100% SATURATION
FOR SPECIFIC GRAVITY EQUAL TO:

AMERICAN
ENGINEERING
TESTING, INC.

MOISTURE-DENSITY RELATIONSHIP

Appendix B

Geotechnical Report Limitations and Guidelines for Use

Geotechnical Report Limitations and Guidelines for Use
AET Project No. 17-20815

REFERENCE

This appendix provides information to help you manage your risks relating to subsurface problems which are caused by construction delays, cost overruns, claims, and disputes. This information was developed and provided by ASFE[1], of which, we are a member firm.

RISK MANAGEMENT INFORMATION

Geotechnical Services are Performed for Specific Purposes, Persons, and Projects
Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. No one, not even you, should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report
Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report is Based on A Unique Set of Project-Specific Factors
Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typically, factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, always inform your geotechnical engineer of project changes, even minor ones, and request an assessment of their impact. Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.

Subsurface Conditions Can Change
A geotechnical engineering report is based on conditions that existed at the time the study was performed. Do not rely on a geotechnical engineering report whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. Always contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

1 ASFE, 8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 : www.asfe.org

Most Geotechnical Findings Are Professional Opinions
Site exploration identified subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ, sometimes significantly, from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final
Do not over rely on the construction recommendations included in your report. Those recommendations are not final, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual subsurface conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.

A Geotechnical Engineering Report Is Subject to Misinterpretation
Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs
Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, but recognize that separating logs from the report can elevate risk.

Give Contractors a Complete Report and Guidance
Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, but preface it with a clearly written letter of transmittal. In the letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need to prefer. A prebid conference can also be valuable. Be sure contractors have sufficient time to perform additional studies. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely
Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their report. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered
The equipment, techniques, and personnel used to perform a geoenvironmental study differ significantly from those used to perform a geotechnical study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated environmental problems have led to numerous project failures. If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. Do not rely on an environmental report prepared for someone else.

SECTION THREE

PROPERTY ACCESS

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

Property access

3.1. Air Service

Provide the following information relative to the nearest airport(s) serving the subject property.

3.1.1. Public Airport

- **Name of the Airport** - Wall Municipal Airport
- **Distance in miles from the subject property** – 1/8 mile
- **Travel Time in minutes from the subject property** – approximately 1-2 minutes

3,500 ft asphalt runway, elevation 2,800 feet.
Weight limit, single wheel – 12,500 pounds
Airport expansion by 2025: 4,418 ft asphalt runway
Weight limit, single wheel -22,500 pounds

3.1.2. Air passenger Service

Identify the nearest public airport providing passenger service including the following:

- **Name of the Airport** – Rapid City Regional Airport
- **Distance in miles from the subject property** – 55 miles
- **Travel Time in minutes from the subject property** – approximately 1 hour
- **Air carriers providing passenger service**:
    - Allegiant
    - Delta
    - United
    - American

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

3.2. Rail Service

Provide the following information relative to the nearest rail line serving the subject property:

3.2.1: Rail Line

- Rail line Owner: RCPE

Rail track Classification (an indication of speed).

- Class II; up to 45 mph

Rail Line maximum allowable gross weight

- 286,000 by the end of 2023

3.2.2: Rail Carrier

- **Name of Rail Carrier:** RCPE,
- **Rail Carrier Classification:** Class II Railroad

3.2.3: Rail Siding

- **Map showing rail siding location:** None
- **Name of Rail siding owner:** None
- **Number of rail cars that the rial siding can accommodate:** None

3.2.4: Rail Spur

- **Map showing rail spur location:** None
- **Name of rail spur owner:** None
- **Number of rail cars that the rail siding can accommodate:** None

3.2.5: Rail Switch Yard

- **Map showing rail switch yard location:** None, however, RCPE has a switching yard in Rapid City
- **Name of rail switch yard owner:** None, however, RCPE has a switching yard in Rapid City

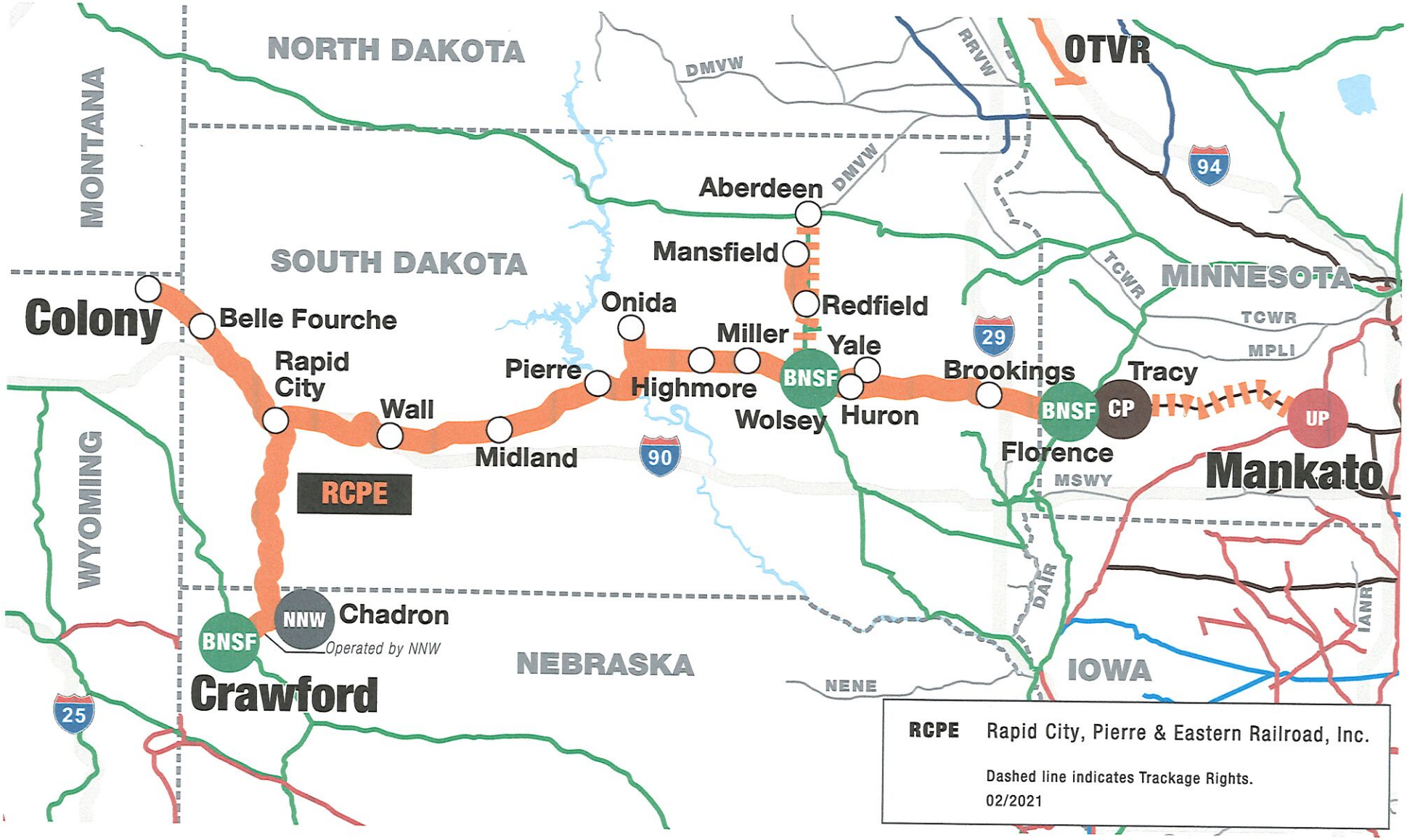
WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

3.2.6: Rail Authority

Indicate if a rail authority has been created to facilitate rail development on the subject property. If so, provide the following:

- **Name of Rail authority:** None
- **Geographic Service Area:** None

Attached: Regional Rail Line Map


NORTH DAKOTA
MONTANA
SOUTH DAKOTA
WYOMING
NEBRASKA
IOWA
MINNESOTA
DMVW
RRVW
OTVR
TCWR
MPLI
DAIR
IANR
MSWY
NENE
94
29
90
25
Aberdeen
Mansfield
Redfield
Yale
Onida
Miller
Pierre
Highmore
Wolsey
Huron
Brookings
Tracy
Colony
Belle Fourche
Rapid City
Wall
Midland
Florence
Mankato
BNSF
CP
UP
RCPE
NNW
Chadron
Operated by NNW
Crawford
RCPE Rapid City, Pierre & Eastern Railroad, Inc.
Dashed line indicates Trackage Rights.
02/2021

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

3.3. Road Access

The subject property must be served by a hard-surfaced road. Provide the following information

3.3.1. Ingress/Egress Locations

- **Subject property map showing ingress/egress locations** (There is hard-surfaced road which serve the site – Airport Road. The road is located along the east edge of the park.
- **Hard-surface Road type** – Airport Road: half gravel, half asphalt
- **Road width** – Airport Road: 24 ft.

3.3.2. Four-Lane highway

Identify the nearest four-lane highway(s). Provide the following:

- **Name of four-lane highway-** US Interstate 90
- **Distance in miles from the subject property –** approximately 1 mile

3.3.3. Two-Lane Highway

Identify the nearest two-lane highway(s). Provide the following:

- **Name of two-lane highway**
  The closest two-lane highway to the site would be Highway 240 and Highway 14.
- **Distance in miles from the subject property**
  Highway 240 about 1.5 miles to the south of Wall Industrial Park. Highway 14 about 3 miles to the east.

3.3.4. Road Improvements

- **Name of the Road to be improved** – Industrial Drive
- **Location of the Road to be improved** – see attached map
- **Description of planned road improvements**- The planned improvements consist of site grading to build up the roadway, installation of storm water

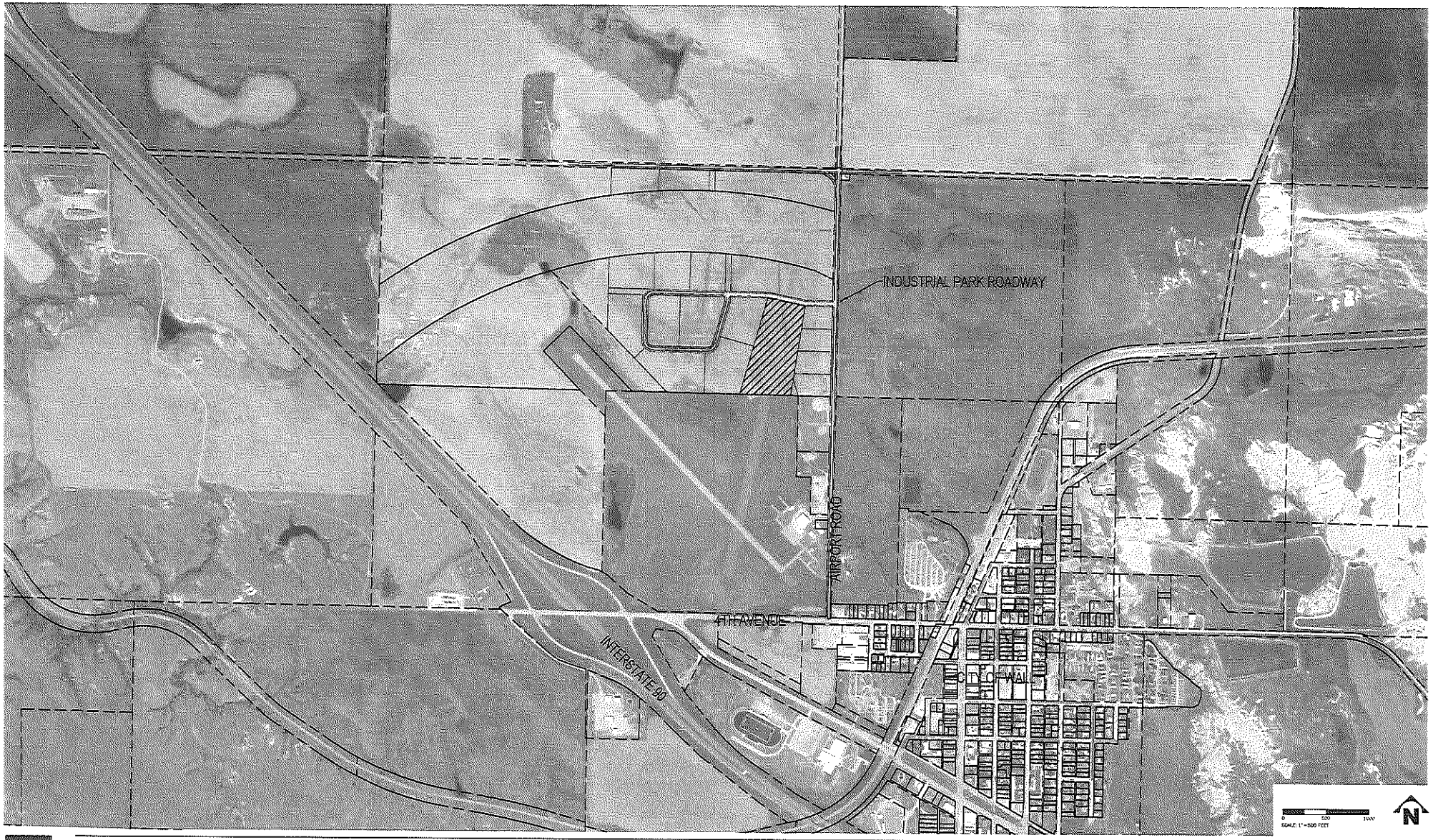
WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

culverts for drainage, compaction of subgrade and installation of aggregate base and surface for the roadway surface.

- **Timeline for completing road improvements** - TBD

Attached:

- Location of the road to be improved
- Property access map
- Ingress/Egress Locations



ISG

Architecture + Engineering + Environmental + Planning

CAD FILE NAME 24293 CONCEPT 2

WALL INDUSTRIAL PARK - PROPOSAL OPTION EXHIBIT

Wall, South Dakota

ISG PROJECT NO. 20-24293

ISGInc.com

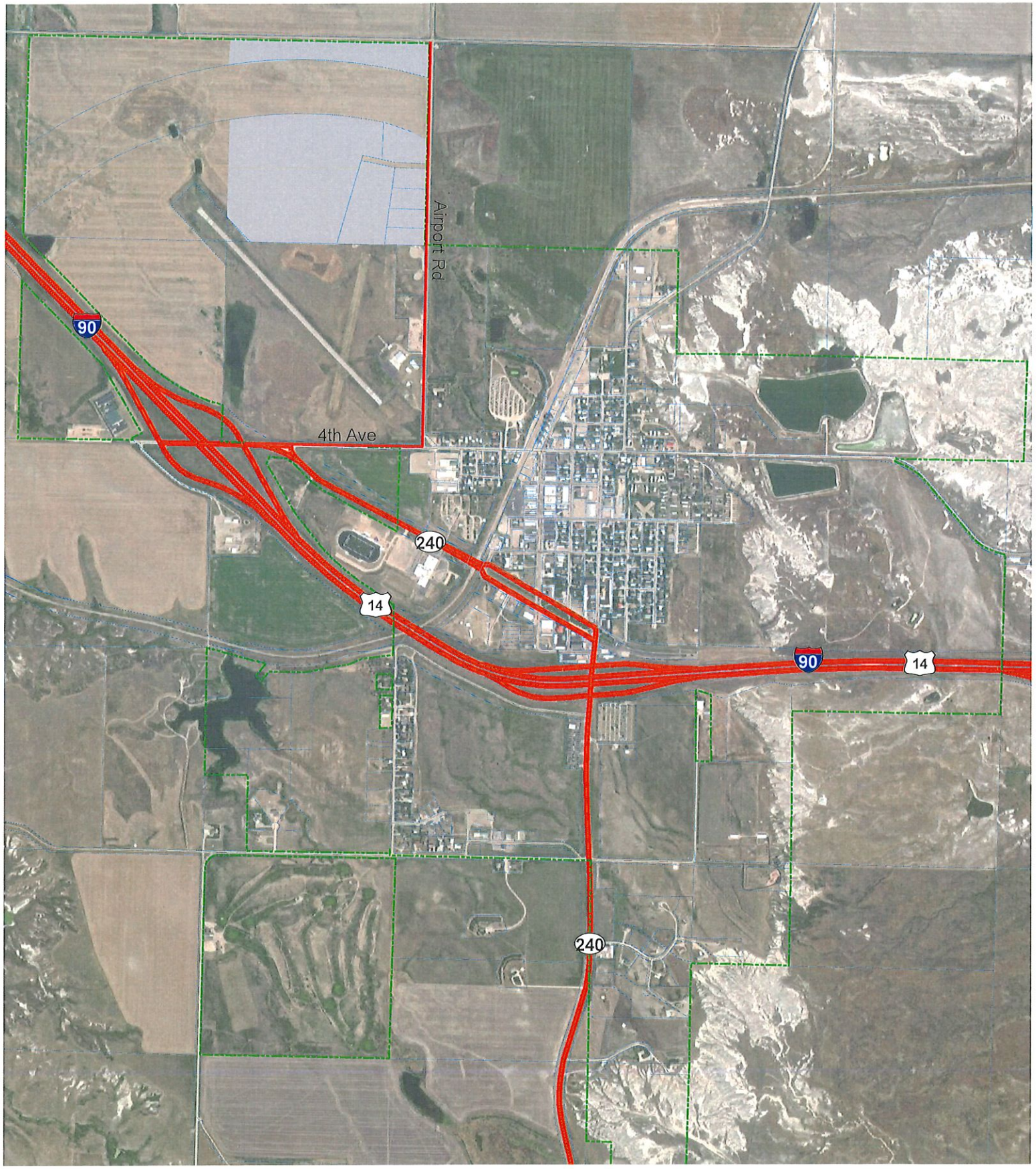
THE CITY OF WALL

Property Access
Wall Industrial Park

N
W E
S

0.3 Miles

- Access Routes
- Wall Industrial Park
- City Limits
- Parcels





ISG

Architecture + Engineering + Environmental + Planning

CAD FILE NAME 74293 CONCEPT 2

WALL INDUSTRIAL PARK - ACCESS MAP

Wall, South Dakota

ISG PROJECT NO. 20-24293

ISGinc.com

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

3.4. Freight Service

Provide the following instruction relative to national and local freight carriers serving the subject property

3.4.1. National Freight Carriers – Federal Express (Fed Ex) and United Parcel Services (UPS)

3.4.2. Local Freight Carriers - None

SECTION FOUR

UTILITY ACCESS

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

4.1. Water

Provide the following information relative to water availability at the subject property

4.1.1. Water provider

Identify the entity providing water to the subject property

- **Name of provider** – City of Wall
- **Size of the water line in inches** - The lot has access to a 12" water main.

4.1.2. Water Line improvements

Identify planned to the water line serving the subject property

- **Description of panned water line improvements**
  Plans include construction of nearly 1,200 linear feet of 8" watermain main, 6 services, and 4 hydrants connecting to the City's existing water distribution infrastructure

- **Timeline for completing water line improvements**
  Watermain construction will be completed late 2022.

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

4.2. Waste Water

Provide the following information relative to the system for handling waste water at the subject property

4.2.1. Waste Water service Provider

Identify the entity providing waste water services to the subject property

- **Name of the entity providing waste water services** – City of Wall
- **Size of waste water line in inches**
  The gravity sewer in the park, it'll be an 8" sewer installed and maintain by the City of Wall. The connection point to the existing sewer is approximately one-half mile to the south along Airport Road, near the intersection of West 4th Avenue and Airport Road.
- **Location of the waste water line in relation to the subject property** (see attached map)

4.2.2. Waste water Line Improvements

Identify planned updates to the waste water line serving the subject property

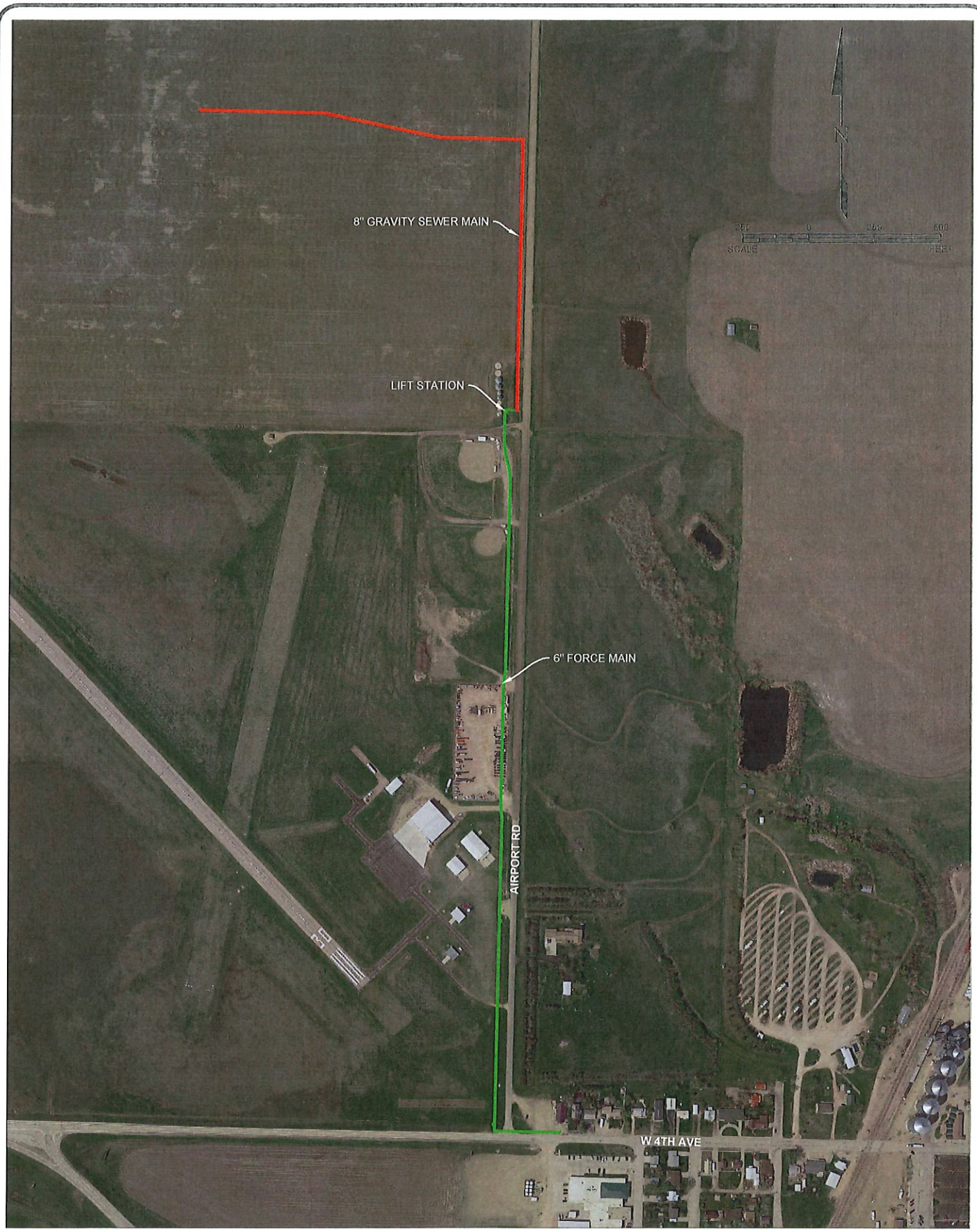
- **Description of planned waste water line improvements**

The gravity sewer in the park, it'll be an 8" sewer installed and maintain by the City of Wall. The connection point to the existing sewer is approximately one-half mile to the south along Airport Road, near the intersection of West 4th Avenue and Airport Road.

- **Timeline for completing waste water line improvements** – late 2022

Attached:

- Wastewater line improvement map



INDUSTRIAL PARK GRAVITY SEWER MAIN, LIFT STATION AND FORCE MAIN

KLJ

Mar 23, 2022 - 10:23am - K:\Projects\City\SD\Wall\2104_01717_IPLiftStation\CAD\Misc\2104_01717_Exhibit.dwg (klj8.5x11Port)

© KLJ ENGINEERING, LLC 2022

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

4.3. – Electricity

Provide the following information relative to the electrical system serving the subject property:

4.3.1. Electrical Service provider

- **Name of entity providing electrical service** - West River Electric Association
- **Existing line size in kilovolts** – 14,400-24,940 primary voltages

Location of the electrical line in relation to the subject property – New line to be located along the front of the property, with the platted utility easements.

4.3.2. Electrical Service Improvements

- The service lines will be provided to the lot line. Trenching and the conduit will be done by the end of 2022.

Attached: Electrical service improvement map

SURVEY PLAT OF

LOTS 1 THROUGH 5 INCLUSIVE OF
WALL INDUSTRIAL PARK ADDITION
LOCATED IN THE SE1/4 NE1/4 OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 15 EAST OF THE BLACK HILLS MERIDIAN,
WALL, PENNINGTON COUNTY, SOUTH DAKOTA.

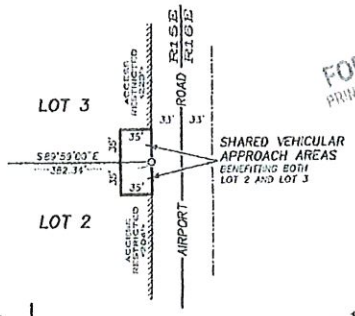
MAY, 2021

SCALE IN FEET
0 50 100 150 200

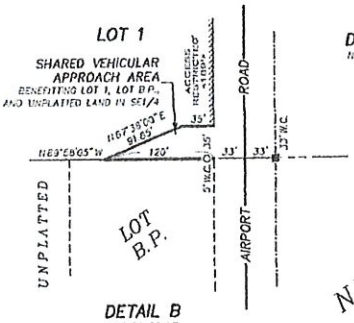
D.C.Scott
SURVEYORS, INC.
3133 ANDERSON ROAD
RAPID CITY, SD 57703
(605) 393-2430

LEGEND
- SET IRON ROD WITH CAP DEAN SCOTT L.S. 4697.
- FOUND IRON ROD SET BY D.C. SCOTT L.S. 2540.
- FOUND IRON PIPE.
- (R) DIMENSION OF RECORD.
- (M) MEASURED THIS SURVEY.
- VEHICULAR ACCESS RESTRICTED (TYPICAL)

FOR REVIEW
PRINTED MAY 24, 2021



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

- EX 3 PHASE POLE
- NEW 3 PHASE JUNCTION
- (1) 6" CONDUIT
- (2) 6" CONDUITS

FOR REVIEW
PRINTED MAY 24, 2021

SURVEYOR'S STATEMENT

I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown hereon.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of _____, 20____.

Registered Land Surveyor No. 4697

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

4.4. Natural gas

Wall provides Propane only

- **Propane provider:** De's Oil and Propane

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

4.5: Telecommunication

Provide the following information relative to the telecommunications system serving the subject property:

4.5.1 Telecommunications Provider

Identify the entity (s) providing telecommunications service to the subject property. Include the following:

- **Name of entity (s) providing telecommunications service:** Golden West Telecommunications
- **Distance from the subject property to the nearest Point of Presence (POP):** Less than 100'. We have fiber optic cable running parallel with 190th AVE on the West side of the road. The fiber actually is buried inside the lots adjacent to the road.
- **Type of line servicing the subject property:** Fiber Optic Cable
- **Connection Speed:** Golden West currently has a 50 Mbps, 100 Mbps, and a 250 Mbps internet offering with the capability to go up to 1 Gig with the existing hardware equipment.
- **Description of provider's redundancy network:** Golden West maintains multiple diverse routes out of their Central Office building located less than 1 mile from the Industrial Park to provide network redundancy state-wide in the event of a fiber cut anywhere within their network.
- **Location of the telecommunications line in relation to the subject property:** The fiber optic line traverses through the eastern edge of the Industrial Park lots adjacent to 190th Ave.

4.5.2 Telecommunications Service Improvements

Identify planned updates to the telecommunications system serving the subject property. Provide the following:

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

- **Description of planned telecommunication system improvements:** The fiber optic lines are less than 5 years old and have a good deal of future growth potential, so no upgrades are planned at this time.
- **Timeline for completing telecommunication system improvements:** Improvements have already taken place.

WALL ECONOMIC DEVELOPMENT
501 MAIN STREET, PO BOX 314,
WALL, SD 57790-0314
(605) 279-2658
WALLEDD@GWTC.NET

4.6. Solid Waste Disposal

Provide the following information relative to the entity(s) providing solid waste disposal services at the subject property

4.6.1. Solid Waste Disposal Services

- **Name of the entity:** Kieffer Sanitation
- **Solid Waste disposal capacity:** 80 ton
- **Description of solid waste accepted at the local landfill:** see attachment

Attached: Authorized Wastes

Table 1
Authorized Wastes
City of Wall Restricted Use Solid Waste Facility

Under South Dakota law, local ordinances may further restrict some of the items listed below. The city of Wall may choose not to accept some of the items listed below.

Type of Waste	Handling Procedures / Requirements
Construction and demolition debris (**non-burnable**): Concrete, brick, stonework, asphaltic concrete, concrete block, asphaltic or fiberglass shingles, painted or stained wood, attached insulation, pipe, and similar wastes, **excluding** cardboard, plastic, Styrofoam, foam rubber, packaging material, and similar wastes.	Burial of these materials must be in a trench completely separate from the burn pile. These **wastes may not be burned.** Concrete, brick, stonework, asphaltic concrete, and concrete block may be buried or temporarily stored for subsequent recycling and reuse.
Trees and burnables: Scrap lumber, **untreated** wood, trees, tree branches, and brush.	These wastes may be burned or buried. Wastes to be burned must be isolated in a separate area of the site. Contact the local fire department, DENR-WMP, and local law enforcement prior to open burning.
White goods/metals: Refrigerators, washers, dryers, freezers, stoves, water heaters and other recyclable scrap metals, **excluding** petroleum fuel tanks unless they have been cleaned and can be recycled	These materials may be accepted for temporary storage only. A properly certified or trained individual must remove all refrigerants (Freon) from refrigerant-containing appliances prior to recycling.
Animal carcasses	Animal carcasses may be accepted for burial. Carcasses must be buried within 24 hours and covered with at least 6 inches of soil.
Ash	**Only** ash from wood burning stoves or other household sources and authorized on-site open burning may be accepted for burial.
Yard waste: Leaves, grass clippings and similar vegetation.	**Yard waste may not be burned.** Reuse of compost shall be in compliance with applicable federal, state and local laws.

Table 2
Examples of Unauthorized Wastes
City of Wall Restricted Use Solid Waste Facility

The fo lowing wastes **are not allowed** to be accepted at this facility. If these substances/materials are found it the site, proper specific handling procedures and requirements are stated here for operator use. The D :NR-WMP can be contacted at (605) 773-3153.

Type of waste	Handling Procedures / Requirements
Haza dous waste: Waste oil, solvents, PCBs , ash, etc. including conditionally exem ot small quantity generator (CESQG) waste .	Isolate waste and contact DENR-WMP as soon as possible. Waste must be taken to a permitted solid waste facility or recycler.
Pesti ide containers	Waste must be removed from the site and taken to a permitted solid waste facility or contact the Department of Agriculture for recycling options.
Regu ated asbestos-containing materials	Isolate waste and contact DENR-WMP as soon as possible. Waste must be taken to a permitted solid waste facility.
Lead acid batteries	Waste must be removed from the site and taken to a recycler that accepts lead-acid batteries.
Putre scible wastes: Municipal solid waste and h ousehold garbage.	Waste must be removed from the site and taken to a permitted municipal solid waste facility.
Liqui waste: Petroleum products, sludg es, tar, paint, used motor oil, conta minated water, or other liquid waste s.	Isolate waste and contact DENR-WMP as soon as possible to determine appropriate disposal methods.
Treat ed wood: Wood treated with inorg inic chemicals, chromated copper arser ate (CCA), pentachlorophenol (PCP), or cre osote. CCA and PCP treated wood is cor imonly referred to as green or brown treate d.	Waste must be removed from the site and taken to a permitted municipal solid waste landfill for disposal.
Misce llaneous wastes: Cardboard, plastic, plasti containers, Styrofoam, foam rubbe r, packaging materials, containerized paint , sealants, adhesives, furniture, glass and similar materials.	Waste must be removed and taken to a permitted municipal solid waste facility for disposal or recycled.
Conta minated soil: Soil contaminated with diese fuel, fuel oil, kerosene, jet fuel, gasol ne, pesticides, solvents, transformer oil, m otor oil, lubricants, grease, tar, or simila r materials.	Isolate waste and contact DENR-WMP as soon as possible to determine appropriate disposal methods.
Wast e Tires	Tires must be removed from the site and taken to a permitted facility or recycler.

Note: I laterials containing cathode ray tubes (CRTs), such as televisions and computer monitors, r ay not be accepted at restricted use sites unless the operator is certain they will be recycled. CRTs r ay not be buried at restricted use sites.