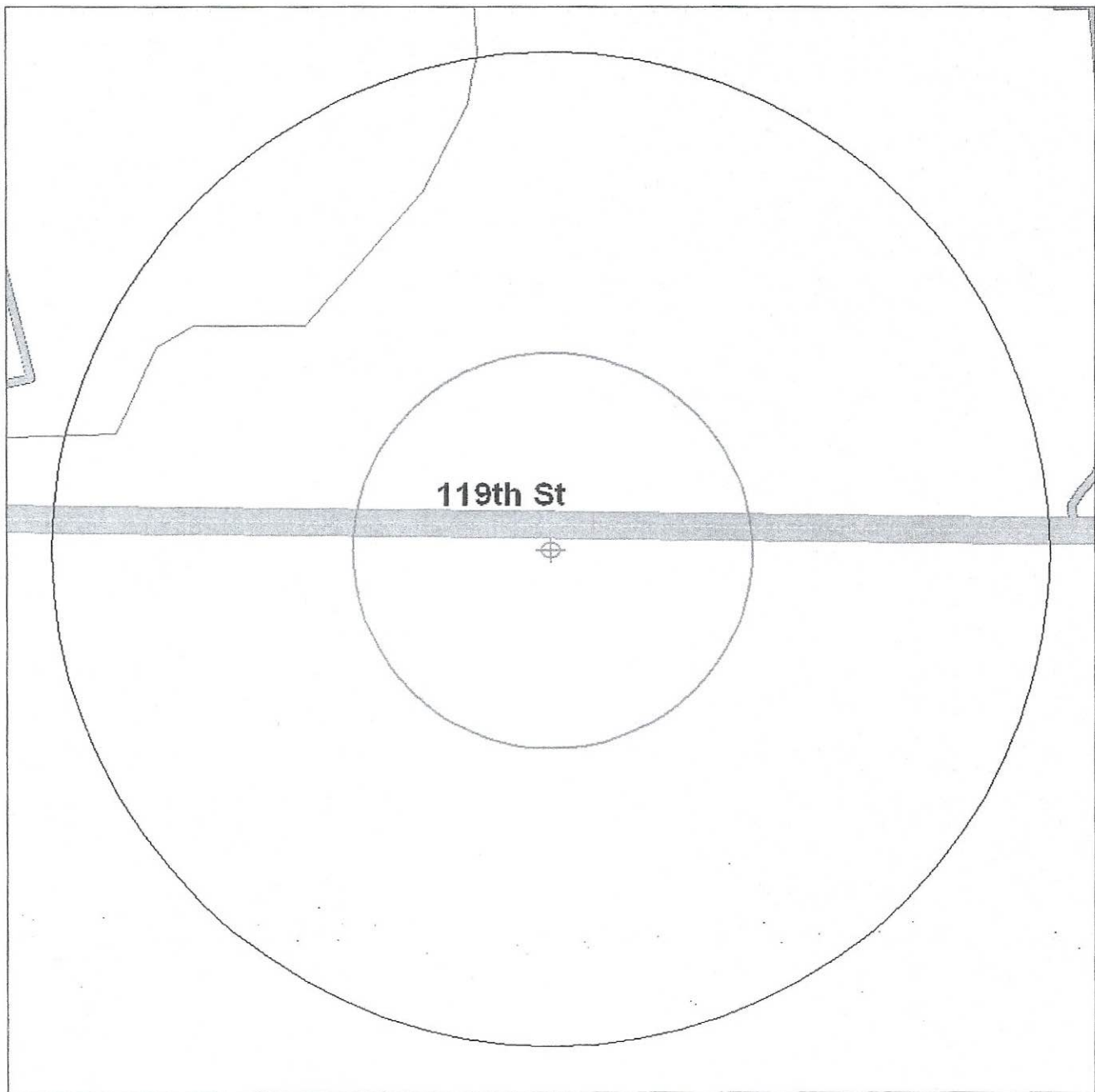


Environmental FirstSearch

.25 Mile Radius
AAI: Multiple Databases



HIGHWAY 10 , SISSETON SD 57262



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 45.659885 Longitude: -97.028391)

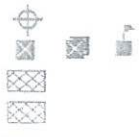
Identified Site, Multiple Sites, Receptor

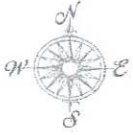
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



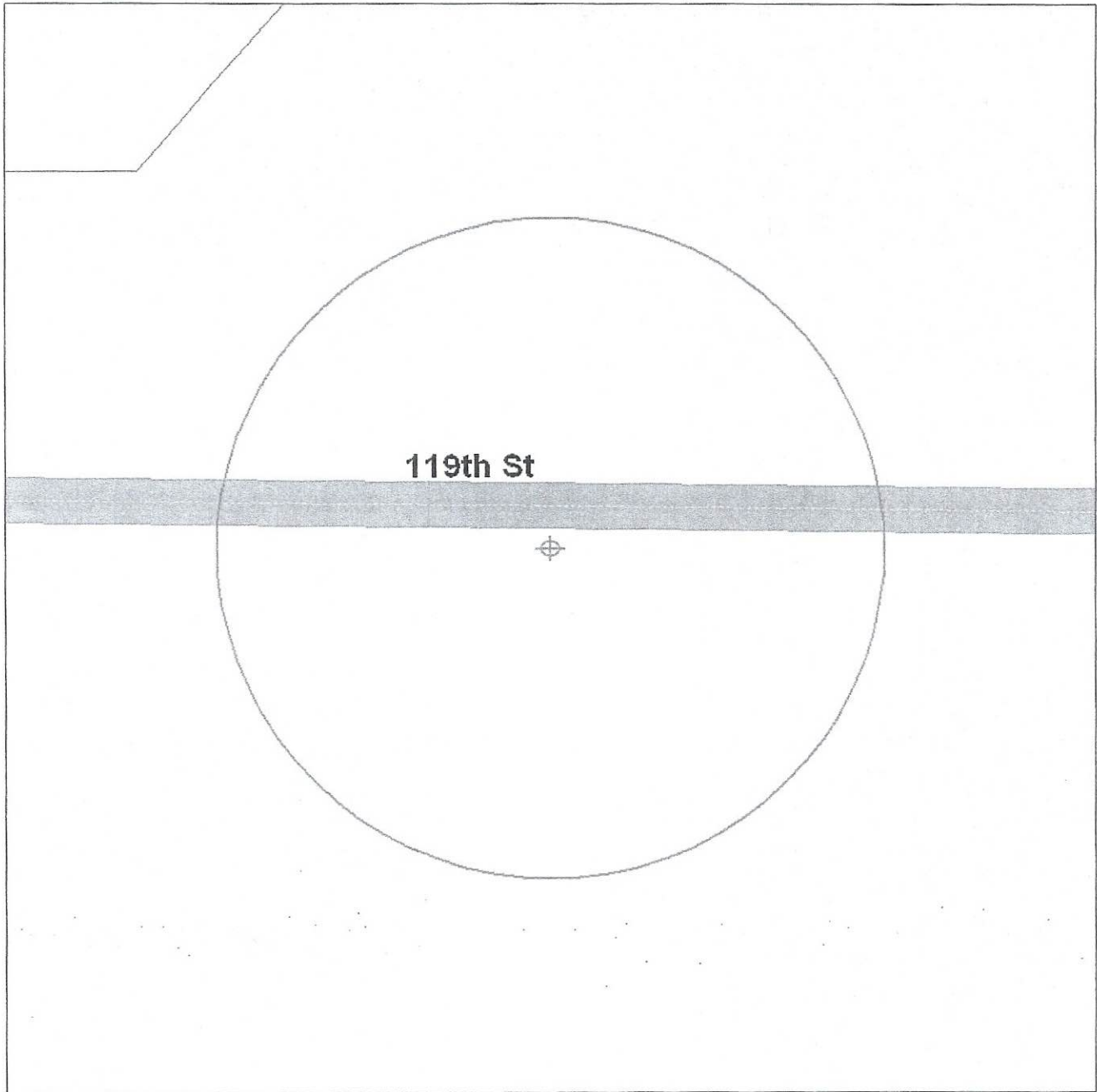


Environmental FirstSearch








.15 Mile Radius
AAI: ERNS



HIGHWAY 10 , SISSETON SD 57262



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 45.659885 Longitude: -97.028391) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

*Environmental FirstSearch
Sites Summary Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

TOTAL: 15 **GEOCODED:** 1 **NON GEOCODED:** 14 **SELECTED:** 0

<u>Page No.</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>
1	TRIBALLAND	LAKE TRAVERSE INDIAN RESERVATION TL-121/TRIBAL LANDS	ND	0.00 --	1

*Environmental FirstSearch
Sites Summary Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

TOTAL: 15 **GEOCODED:** 1 **NON GEOCODED:** 14 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
2	LUST	SISSETON SCHOOL DISTRICT 92.202/CLOSED	SISSETON SD	NON GC	
3	LUST	OTTER TAIL POWER COMPANY 82.006/CLOSED	SISSETON SD	NON GC	
4	LUST	HOLIDAY GAS STATION 77.001/CLOSED	SISSETON SD	NON GC	
5	LUST	CONOCO - HOLIDAY SERVICE STATION 90.335/NO FURTHER ACTION	W. HIGHWAY 10 SISSETON SD	NON GC	
6	LUST	ALINDER BUILDING 97.24/CLOSED	FRONTAGE ROAD, HIGHWAY 10 A SISSETON SD	NON GC	
7	LUST	ABANDONED TANK PROJECT - BIG SIOU 2001.938/CLOSED	HIGHWAY 10 WEST OF SISSETON SISSETON SD	NON GC	
8	RCRAGN	WOODLAND CABINETRY SDR000203497/SGN	2415 EAST HIGHWAY 10 SISSETON SD 57262	NON GC	
8	SPILLS	SISSETON WESTSIDE ELEMENTARY SCHOO 99.197/OPEN	SISSETON SD	NON GC	
9	SPILLS	SISSETON SCHOOL DISTRICT 92.202/CLOSED	SISSETON SD	NON GC	
10	SPILLS	OTTER TAIL POWER COMPANY 82.006/CLOSED	SISSETON SD	NON GC	
11	SPILLS	HOLIDAY GAS STATION 77.001/CLOSED	SISSETON SD	NON GC	
12	SPILLS	HIGHWAY 10 OIL SPILL 2002.176/CLOSED	HIGHWAY 10 and 3RD AVE. EAS SISSETON SD	NON GC	
13	SPILLS	CONOCO - HOLIDAY SERVICE STATION 90.335/MONITORING	W. HIGHWAY 10 SISSETON SD	NON GC	
14	SPILLS	ALINDER BUILDING 97.24/CLOSED	FRONTAGE ROAD, HIGHWAY 10 A SISSETON SD	NON GC	

*Environmental FirstSearch
Site Detail Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 15

DIST/DIR: NON GC

MAP ID:

NAME: SISSETON SCHOOL DISTRICT
ADDRESS: SISSETON SD

REV: 04/08/05
ID1: 92.202
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

LEAK INFORMATION

DATE SPILLED:
DATE REPORTED: 6/8/1992
DATE CLOSE: 6/8/1992
MATERIAL: gasoline
AMOUNT:
RESPONSIBLE PARTY: Sisseton School District
TANKS REMOVED: REMARKS:

CATEGORY TYPE

PETROLEUM: X
CHEMICAL(INDUSTRIAL):
AGRICULTURAL(CHEMICAL):
OTHER:

SITE TYPE

UTILIZING LUST/TRUST FUNDS:
FACILITY:
ABANDONED TANK PROJECT:
BROWNFIELD SITE:
HAS IMPACTED AN AQUIFER:
HAS NOT IMPACTED AN AQUIFER:
OCCURED IN AN OIL FIELD:
HAS IMPACTED A SURFACE WATER SOURCE:

SOURCE

ABOVEGROUND STORAGE TANK:
UNDERGROUND STORAGE TANK: X
HANDLING PROBLEM:
TRANSFORMER:
VANDALISM:
TRANSPORTATION ACCIDENT:
SUMP WASTES:
PAST PRACTICES:
DRUM OR JUG:
OTHER:

*Environmental FirstSearch
Site Detail Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME: OTTER TAIL POWER COMPANY

REV: 04/08/05

ADDRESS:

ID1: 82.006

SISSETON SD

ID2:

ROBERTS

STATUS: CLOSED

CONTACT:

PHONE:

LEAK INFORMATION

DATE SPILLED:

DATE REPORTED:

2/10/1982

DATE CLOSE:

10/7/1993

MATERIAL:

Capacitor Oil

AMOUNT:

5 gallons

RESPONSIBLE PARTY:

TANKS REMOVED:

REMARKS: Blackened oil on snow removed

CATEGORY TYPE

PETROLEUM: X

CHEMICAL(INDUSTRIAL):

AGRICULTURAL(CHEMICAL):

OTHER:

SITE TYPE

UTILIZING LUST/TRUST FUNDS:

FACILITY:

ABANDONED TANK PROJECT:

BROWNFIELD SITE:

HAS IMPACTED AN AQUIFER:

HAS NOT IMPACTED AN AQUIFER:

OCCURED IN AN OIL FIELD:

HAS IMPACTED A SURFACE WATER SOURCE:

SOURCE

ABOVEGROUND STORAGE TANK:

UNDERGROUND STORAGE TANK:

HANDLING PROBLEM:

TRANSFORMER:

VANDALISM:

TRANSPORTATION ACCIDENT:

SUMP WASTES:

PAST PRACTICES:

DRUM OR JUG:

OTHER:

*Environmental FirstSearch
Site Detail Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 13

DIST/DIR: NON GC

MAP ID:

NAME: HOLIDAY GAS STATION
ADDRESS: SISSETON SD
ROBERTS
CONTACT:

REV: 04/08/05
ID1: 77.001
ID2:
STATUS: CLOSED
PHONE:

LEAK INFORMATION

DATE SPILLED:
DATE REPORTED: 2/1/1977
DATE CLOSE: 10/7/1999
MATERIAL: Gasoline
AMOUNT: 3000 gallons
RESPONSIBLE PARTY:
TANKS REMOVED: REMARKS: See open case file 90.335.

CATEGORY TYPE

PETROLEUM: X
CHEMICAL(INDUSTRIAL):
AGRICULTURAL(CHEMICAL):
OTHER:

SITE TYPE

UTILIZING LUST/TRUST FUNDS:
FACILITY:
ABANDONED TANK PROJECT:
BROWNFIELD SITE:
HAS IMPACTED AN AQUIFER:
HAS NOT IMPACTED AN AQUIFER:
OCCURED IN AN OIL FIELD:
HAS IMPACTED A SURFACE WATER SOURCE:

SOURCE

ABOVEGROUND STORAGE TANK:
UNDERGROUND STORAGE TANK:
HANDLING PROBLEM:
TRANSFORMER:
VANDALISM:
TRANSPORTATION ACCIDENT:
SUMP WASTES:
PAST PRACTICES:
DRUM OR JUG:
OTHER:

*Environmental FirstSearch
Site Detail Report*

AY 10
N SD 57262

JOB: 5855

LEAKING UNDERGROUND STORAGE TANKS

DIST/DIR: NON GC

MAP ID:

CE STATION

REV: 04/08/05

ID1: 90.335

ID2:

STATUS: NO FURTHER ACTION

PHONE:

CONTACT:

LEAK INFORMATION

DATE SPILLED:
DATE REPORTED: 8/8/1990
DATE CLOSE: 4/10/2001
MATERIAL: Gasoline
AMOUNT:
RESPONSIBLE PARTY: Karl Nieland
TANKS REMOVED: **REMARKS:** Site Pre-assessment as notification.

CATEGORY TYPE

PETROLEUM: X
CHEMICAL(INDUSTRIAL):
AGRICULTURAL(CHEMICAL):
OTHER:

SITE TYPE

UTILIZING LUST/TRUST FUNDS:
FACILITY:
ABANDONED TANK PROJECT:
BROWNFIELD SITE:
HAS IMPACTED AN AQUIFER:
HAS NOT IMPACTED AN AQUIFER:
OCCURED IN AN OIL FIELD:
HAS IMPACTED A SURFACE WATER SOURCE:

SOURCE

ABOVEGROUND STORAGE TANK: X
UNDERGROUND STORAGE TANK:
HANDLING PROBLEM:
TRANSFORMER:
VANDALISM:
TRANSPORTATION ACCIDENT:
SUMP WASTES:
PAST PRACTICES:
DRUM OR JUG:
OTHER:

*Environmental FirstSearch
Site Detail Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

RCRA GENERATOR SITE		
SEARCH ID: 2	DIST/DIR: NON GC	MAP ID:
NAME: WOODLAND CABINERY ADDRESS: 2415 EAST HIGHWAY 10 SISSETON SD 57262 ROBERTS CONTACT: MIKE TCHIDA	REV: 6/6/06 ID1: SDR000203497 ID2: STATUS: SGN PHONE: 6056984300	
DETAILS NOT AVAILABLE		

STATE SPILLS SITE		
SEARCH ID: 9	DIST/DIR: NON GC	MAP ID:
NAME: SISSETON WESTSIDE ELEMENTARY SCHOOL ADDRESS: SISSETON SD CONTACT:	REV: 02/07/00 ID1: 99.197 ID2: STATUS: OPEN PHONE:	
SPILL DATE: DATE REPORTED: 6/29/99 DATE CLOSED:		
MATERIAL SPILLED: diesel fuel AMOUNT SPILLED: GALLONS IMPACTED: Ground Water		
<u>SOURCE OF SPILL</u> ABOVEGROUND TANK: UNDERGROUND TANK: X HANDLING PROBLEM: TRANSFORMER: VANDALISM: TRANSPORTATION ACCIDENT: SUMP WASTES: PAST PRACTICES: DRUM OR JUG: OTHER:		
CONSULTANT: Gem Star		

*Environmental FirstSearch
Site Detail Report*

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

STATE SPILLS SITE

SEARCH ID: 5

DIST/DIR: NON GC

MAP ID:

NAME: HIGHWAY 10 OIL SPILL
ADDRESS: HIGHWAY 10 and 3RD AVE. EAST
SISSETON SD
ROBERTS

REV: 04/08/05
ID1: 2002.176
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL INFORMATION

DATE SPILLED: 9/20/2002
DATE REPORTED: 9/20/2002
DATE CLOSE: 9/25/2002
MATERIAL: Oil
AMOUNT: 60 gallons
RESPONSIBLE PARTY: Country Partners CO-OP - Curt Curran
TANKS REMOVED:
REMARKS:

CATEGORY TYPE

PETROLEUM: X
CHEMICAL(INDUSTRIAL):
AGRICULTURAL(CHEMICAL):
OTHER:

SITE TYPE

UTILIZING LUST/TRUST FUNDS:
FACILITY:
ABANDONED TANK PROJECT:
BROWNSFIELD SITE:
HAS IMPACTED AN AQUIFER:
HAS NOT IMPACTED AN AQUIFER:
OCCURED IN AN OIL FIELD:
HAS IMPACTED A SURFACE WATER SOURCE:

SOURCE

ABOVEGROUND STORAGE TANK:
UNDERGROUND STORAGE TANK:
HANDLING PROBLEM:
TRANSFORMER:
VANDALISM:
TRANSPORTATION ACCIDENT: X
SUMP WASTES:
PAST PRACTICES:
DRUM OR JUG:
OTHER:

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State Spills 90: *DENR* SOUTH DAKOTA REPORTED SPILL AND RELEASE DATABASE- The DENR Spills Database contains information on the spills and releases that are reported to the Ground Water Quality Program

State/Tribal SWL: *DENR* DATABASE OF PERMITTED SOLID WASTE FACILITIES -

State/Tribal LUST: *DENR* SOUTH DAKOTA REPORTED SPILL AND RELEASE DATABASE - The DENR Spills Database contains information on the spills and releases that are reported to the Ground Water Quality Program

State/Tribal UST/AST: *DENR* TANK DATA IN SOUTH DAKOTA - Listing of UST/AST data

State/Tribal Brownfields: *DENR/EPA* BROWNFIELD DATABASE - South Dakota Department of Environmental & Natural Resources listing of Brownfields
Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: HIGHWAY 10
SISSETON SD 57262

JOB: 5855

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Highway 10	0.02 NE		

APPENDIX D

Phase I ESA User Questionnaires

Phase I ESA 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 the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following questions have been summarized from ASTM E 1527-05, "ASTM Standards on Environmental Site Assessments for Commercial Real Estate."

Property Address or Description: LOT 3 in Bk 4, HEINKE SQ, NW 1/4, NE 1/4 Sec. 34

Environmental Assessment User(s): SHERMAN HEINKE

1.0 Environmental cleanup liens associated with the property

- Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? NO

(If yes please explain):

2.0 Activity and land use limitations that are in place on the property

- Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? NO

(If yes, please explain):

3.0 Specialized knowledge or experience of the person seeking to qualify for the LLP

- As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? (ie. Are you in the same line of business or have special knowledge of a chemical or process used by this type of business.) NO

(If yes, please explain):

4.0 Relationship of the purchase price to the fair market value

- Does the purchase price being paid for this property reasonably reflect the fair market value of the property? YES
- 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? there is no difference

(If yes, please explain):

5.0 Commonly known or reasonably ascertainable information about the property

- A. Do you know the past uses of the property? Farm/land
B. Do you know of specific chemicals that are present or once were present at the property? NO
C. Do you know of spills or other chemical releases that have taken place at the property? NO
D. Do you know of any environmental cleanups that have taken place at the property? NO

(If yes to any above questions, please explain):

6.0 The presence or likely presence of contamination at the property

- Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? NO

(If yes, please explain):

User Signature:

Sherrill Hunt

Date:

4-2-2007

Please return form to Jeffrey McCoy
West Central Environmental Consultants
14 Green River Road, PO Box 594, Morris, Minnesota 56267
Fax: 320.589.2814 Phone: 800-422-8356
Email: mccoysl@wcec.com

Phase I ESA 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 the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following questions have been summarized from ASTM E 1527-05, "ASTM Standards on Environmental Site Assessments for Commercial Real Estate."

Property Address or Description: Hwy 10 Sisseton

Environmental Assessment User(s): _____

1.0 Environmental cleanup liens associated with the property

- Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? NO

(If yes please explain):

2.0 Activity and land use limitations that are in place on the property

- Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? NO

(If yes, please explain):

3.0 Specialized knowledge or experience of the person seeking to qualify for the LLP

- As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? (ie. Are you in the same line of business or have special knowledge of a chemical or process used by this type of business.) NO

(If yes, please explain):

4.0 Relationship of the purchase price to the fair market value

- Does the purchase price being paid for this property reasonably reflect the fair market value of the property? YES
- 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

(If yes, please explain):

User Questionnaire
ASTM E 1527-05

5.0 Commonly known or reasonably ascertainable information about the property

- A. Do you know the past uses of the property? _____
- B. Do you know of specific chemicals that are present or once were present at the property? NO
- C. Do you know of spills or other chemical releases that have taken place at the property? NO
- D. Do you know of any environmental cleanups that have taken place at the property? NO

(If yes to any above questions, please explain):

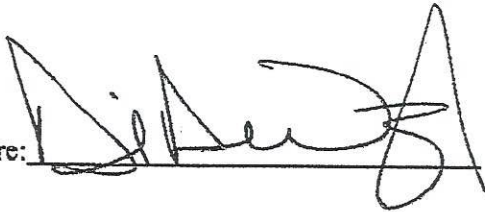
FARM

6.0 The presence or likely presence of contamination at the property

- Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? NO

(If yes, please explain):

User Signature: _____



Date: _____

4-10-07

Please return form to Jeffrey McCoy
 West Central Environmental Consultants
 14 Green River Road, PO Box 594, Morris, Minnesota 56267
 Fax: 320.589.2814 Phone: 800-422-8356
 Email: mccoysl@wcec.com

APPENDIX E

Qualifications

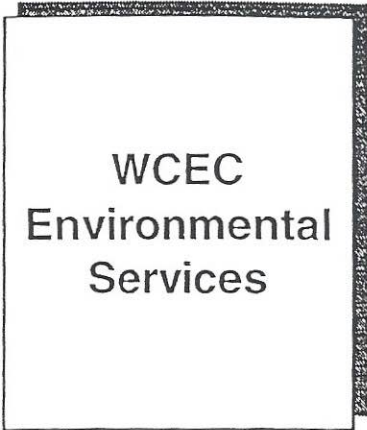
Jeffrey L. McCoy

Environmental Scientist

Mr. McCoy has a diverse background in managing and conducting environmental investigations, regulatory compliance and permitting, and contamination assessments.

Mr. McCoy is familiar with proposal and scope of work preparation, project workplans, subcontractor management, data analysis, remediation technology evaluation, and preparation of technical documents and reports for clients and regulatory agencies. He has participated in water quality protection projects involving biomanagement of hog manure, and has coordinated bioremediation composting of petroleum and agricultural chemical contaminated soils.

Mr. McCoy manages and conducts phase I and II environmental assessments and environmental audits for WCEC's private industry clients. Mr. McCoy has successfully completed many courses to strengthen his knowledge in areas of his expertise. These courses have included conferences on economic development, lender liability and environmental risk management, air quality compliance, pollution prevention planning, accidental release prevention, and asbestos, lead, and radon issues.



Education

B.A., Mathematics; Additional Course work in Geology, Chemistry, Physics
University of Minnesota
Morris, MN

Continuing Education

Engineering, Geology, Chemistry, Physics courses
University of Minnesota
Minneapolis, MN

MPCA Air Quality Conferences
EPA SPCC Planning
Due Diligence at Dawn
Risk Management Seminar

Associations, Memberships and Certifications

Hazardous Waste Operations and Emergency Response Certification
Specialist Level (OSHA 1910.120)

Certified Asbestos Inspector



MDH ASBESTOS INSPECTOR
DEPARTMENT OF HEALTH
Certified by:
State of Minnesota
Department of Health
Expires: 03/06/2008
Jeffrey L McCoy
3830 Forest Park Rd SW
Alexandria, MN 56308

Director, Env. Health Div.

No AI3017

Issued: 03/13/2007

Phase I ESA, 2008 Update
Pamida Property
Sisseton, South Dakota
WCEC Project No. 08-6841-20

APPENDIX B

ASTM User Questionnaire

Phase I ESA 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 the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following questions have been summarized from ASTM E 1527-05, "ASTM Standards on Environmental Site Assessments for Commercial Real Estate."

Property Address or Description: 1712 S.D Highway 10, Sisseton, SD
Environmental Assessment User(s): FIRST BANK SOUTH DAKOTA 57262
INW PROPERTIES 001, LLC

1.0 Environmental cleanup liens associated with the property

- Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? No

(If yes please explain):

2.0 Activity and land use limitations that are in place on the property

- Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? No

(If yes, please explain):

3.0 Specialized knowledge or experience of the person seeking to qualify for the LLP

- As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? (ie. Are you in the same line of business or have special knowledge of a chemical or process used by this type of business.) No

(If yes, please explain):

4.0 Relationship of the purchase price to the fair market value

- Does the purchase price being paid for this property reasonably reflect the fair market value of the property? YES
- 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? N/A

(If yes, please explain):

5.0 Commonly known or reasonably ascertainable information about the property

- A. Do you know the past uses of the property? VACANT
- B. Do you know of specific chemicals that are present or once were present at the property? NO
- C. Do you know of spills or other chemical releases that have taken place at the property? NO
- D. Do you know of any environmental cleanups that have taken place at the property? NO

(If yes to any above questions, please explain):

6.0 The presence or likely presence of contamination at the property

- Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? NO

(If yes, please explain):

User Signature: Paul H. Manner Date: 10-6-08
JNW Properties 001, LLC

Please return form to Jeffrey McCoy
West Central Environmental Consultants
14 Green River Road, PO Box 594, Morris, Minnesota 56267
Fax: 320.589.2814 Phone: 800-422-8356
Email: mccoyjl@wcec.com

Phase I ESA, 2008 Update
Pamida Property
Sisseton, South Dakota
WCEC Project No. 08-6841-20

APPENDIX C

2008 Environmental Database Search

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

1712 STATE HWY 10

SISSETON SD 57262

Job Number: 6841

PREPARED FOR:

WCEC

14 Green River Road

Morris, MN 56267

10-02-08



Tel: (317) 823-3500

Fax: (317) 823-3535

Environmental FirstSearch Search Summary Report

Target Site: 1712 STATE HWY 10
SISSETON SD 57262

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-08	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-09-08	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-09-08	0.50	0	0	0	0	-	1	1
NFRAP	Y	07-09-08	0.50	0	0	0	0	-	1	1
RCRA COR ACT	Y	07-03-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-03-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-03-08	0.25	0	0	0	-	-	0	0
Federal IC / EC	Y	07-23-08	0.50	0	0	0	0	-	0	0
ERNS	Y	07-30-08	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	1	0	0	0	0	1	2
State/Tribal Sites	Y	NA	1.00	0	0	0	0	0	0	0
State Spills 90	Y	12-01-07	0.12	0	0	-	-	-	1	1
State Spills 80	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	01-15-04	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	12-01-07	0.50	0	0	0	0	-	20	20
State/Tribal UST/AST	Y	12-01-07	0.25	0	0	0	-	-	2	2
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	01-01-06	0.50	0	0	0	0	-	0	0
State Other	Y	01-01-07	0.25	0	0	0	-	-	0	0
- TOTALS -				1	0	0	0	0	27	28

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 10-02-08
Requestor Name: Jeff McCoy
Standard: AAI

Search Type: COORD
Job Number: 6841
Filtered Report

Target Site: 1712 STATE HWY 10
 SISSETON SD 57262

Demographics

Sites: 28	Non-Geocoded: 27	Population: NA
Radon: 0 - 23 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-97.029236	-97:1:45	Easting: 653537.224
Latitude:	45.659821	45:39:35	Northing: 5057923.577
Elevation:	1219		Zone: 14

Comment

Comment:

Additional Requests/Services

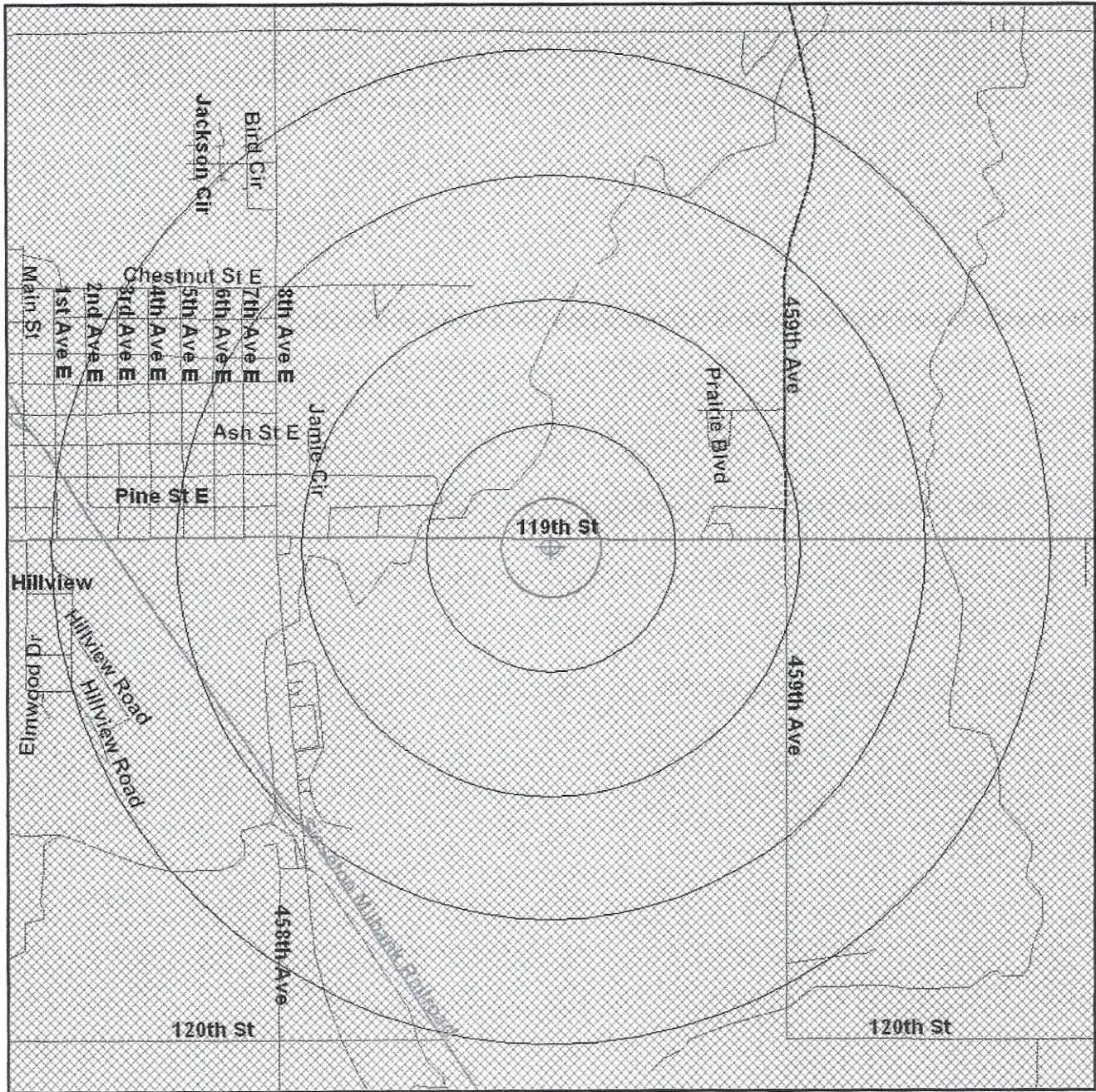
Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
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City Directories	No																																		
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Municipal Reports	No																																		
Online Topos	No																																		

Environmental FirstSearch

1 Mile Radius
AAI: NPL, RCRACOR, STATE

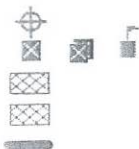


1712 STATE HWY 10 , SISSETON SD 57262



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 45.659821 Longitude: -97.029236)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



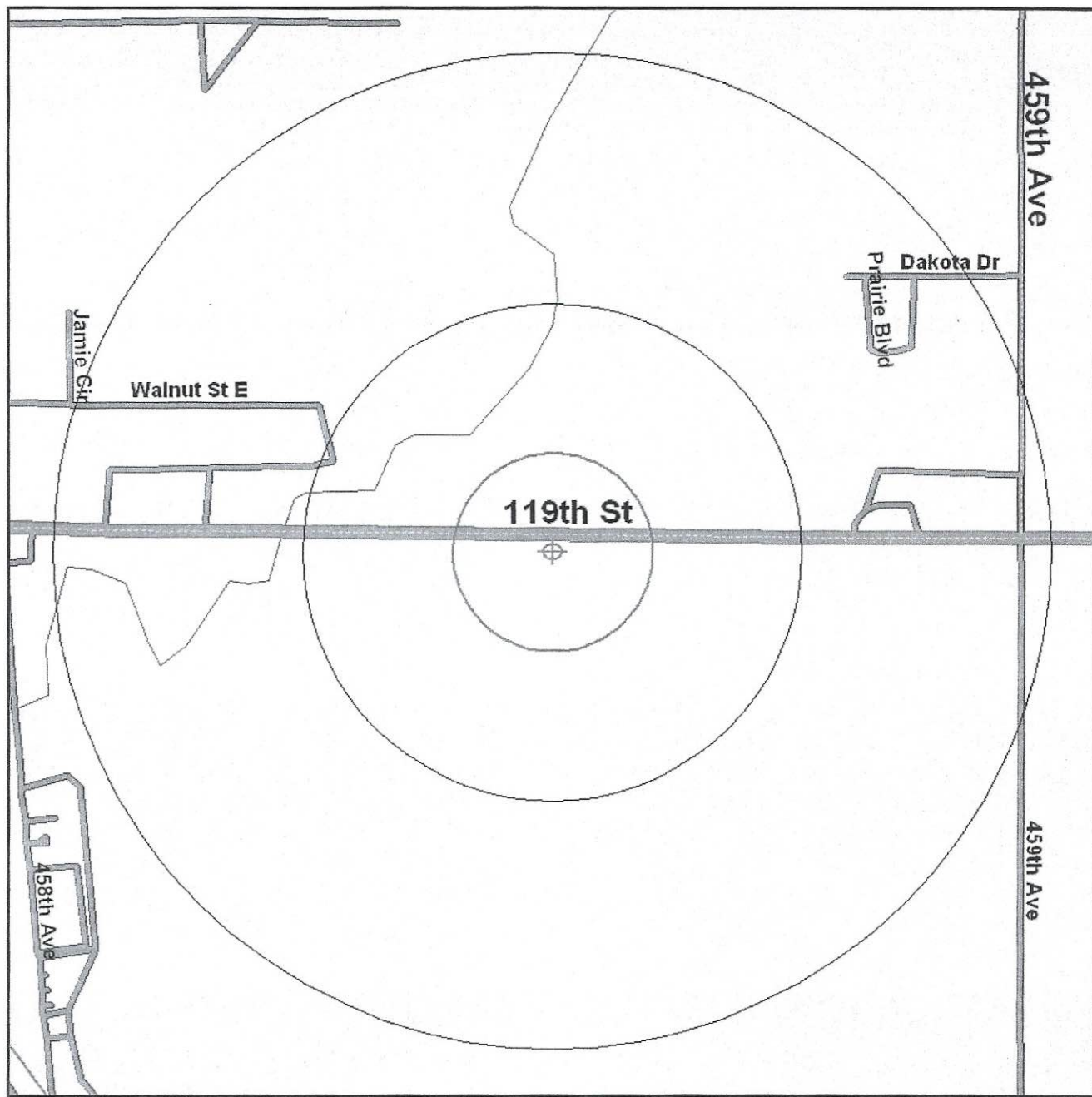
Environmental FirstSearch

.5 Mile Radius
AAI: Multiple Databases

Environmental
FIRSTSEARCH



1712 STATE HWY 10 , SISSETON SD 57262



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 45.659821 Longitude: -97.029236)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand.....
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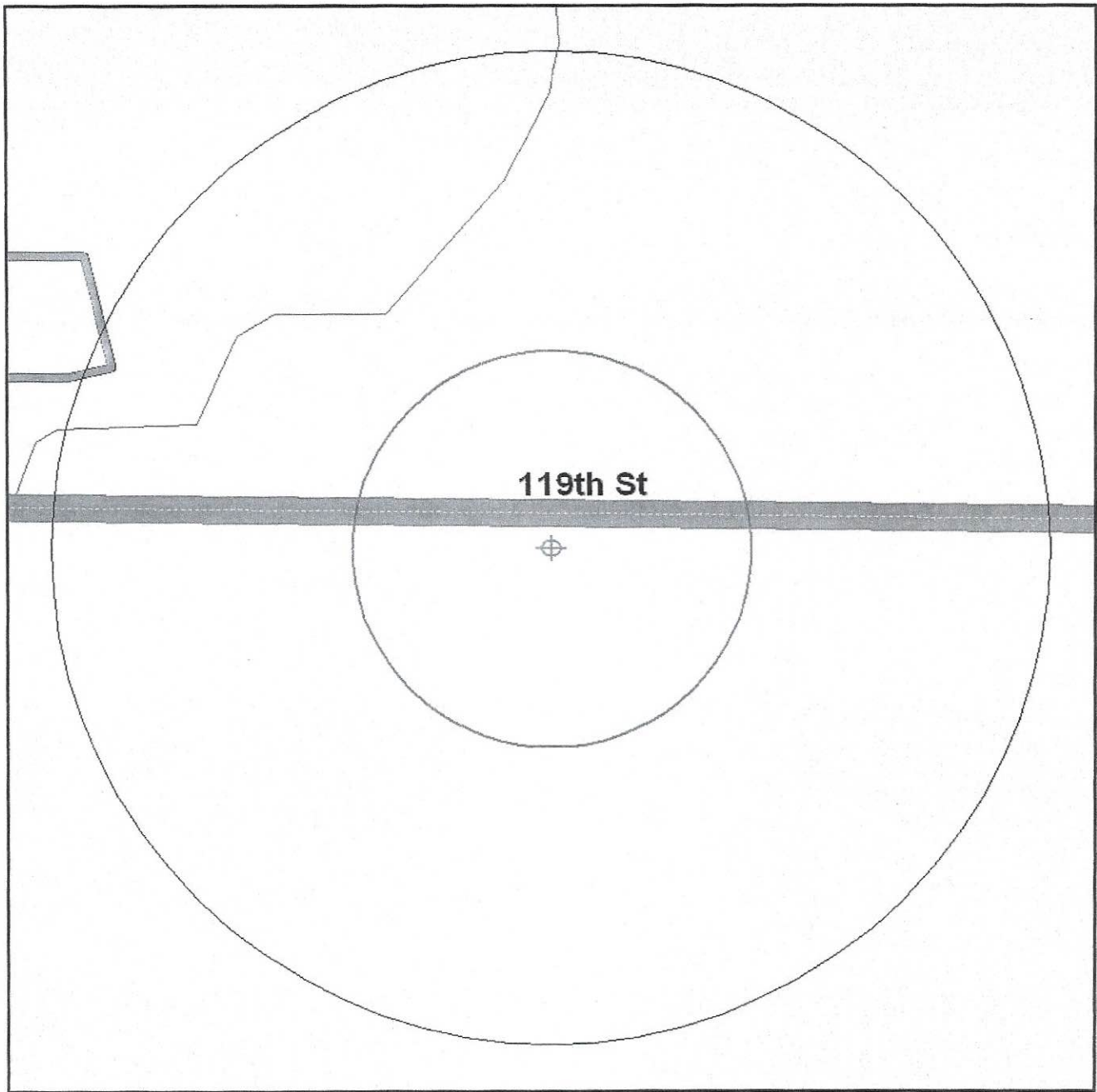
Environmental FirstSearch

.25 Mile Radius

AAI: RCRA GEN, UST, SPILLS80, OTHER



1712 STATE HWY 10 , SISSETON SD 57262



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 45.659821 Longitude: -97.029236)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

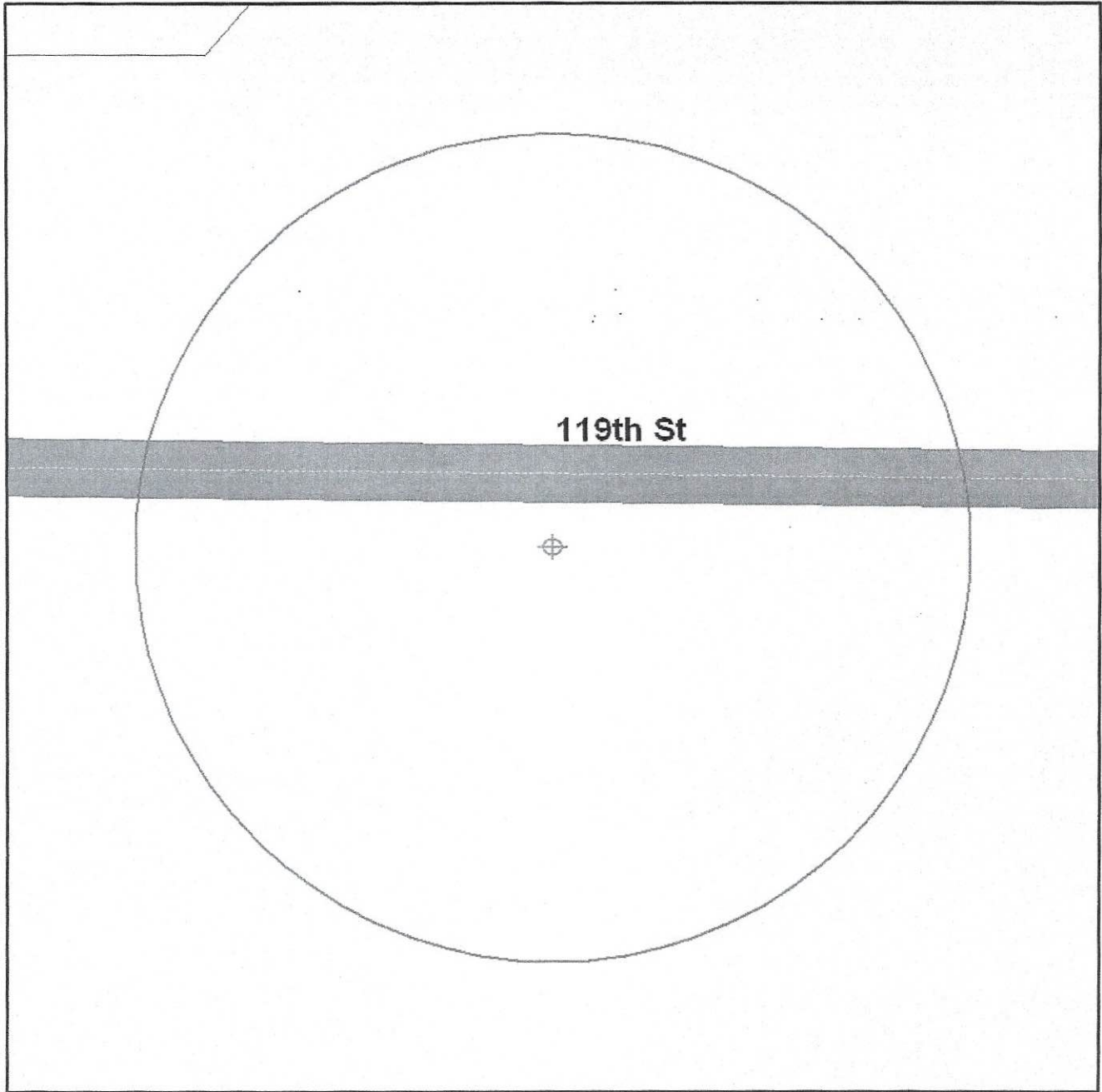


Environmental FirstSearch

.12 Mile Radius
AAI: SPILLS90, ERNS



1712 STATE HWY 10 , SISSETON SD 57262



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 45.659821 Longitude: -97.029236)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads.....



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

*Environmental FirstSearch
Sites Summary Report*

Target Property: 1712 STATE HWY 10
SISSETON SD 57262

JOB: 6841

TOTAL: 28 **GEOCODED:** 1 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
1	TRIBALLAND	LAKE TRAVERSE INDIAN RESERVATION TL-121/TRIBAL LANDS	ND	0.00 --	1	N/A