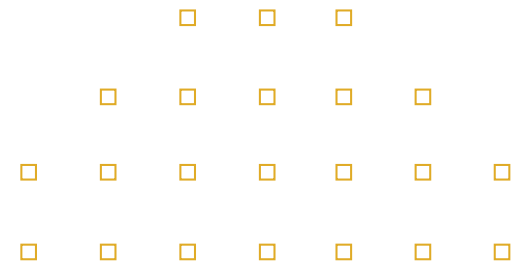




**Black Hills Industrial Center
Certification Report**

May 2026



Black Hills Industrial Center

CERTIFICATION LETTER

May 27, 2026

Hani Shafai
President
Dream Design International
18 E Kansas City Street, Suite 3
Rapid City, SD 57701

Dear Mr. Shafai:

The Black Hills Industrial Center, located in the City of Rapid City, South Dakota, has completed Quest Site Solutions' Site Certification Program. Quest has conducted a thorough analysis of the property, and based on the information provided by Dream Design International and our evaluation of the property, we are certifying the **Black Hills Industrial Center** as an **Industrial Park**.

Quest has developed a program to certify industrial sites and industrial parks as ready for industrial development. We have certified the Black Hills Industrial Center as meeting the following criteria:

- The park must be available for sale or lease at a competitive price to prospective industrial investors. If the property is available for purchase, the availability period must be a minimum of three years from the date of certification. If the property is only available for lease, the lease term must be a minimum of 25 years.
- The park must be a minimum of 200 total acres, with at least one site 25+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park's developable acreage must be located outside of the 100- and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved prior to certification.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.
- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with industrial development.



- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- To market the property as rail-served, the property must be served or able to be served within 18 months by rail.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within twelve months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within twelve months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within twelve months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within twelve months.
- The park must be served or be able to be served within twelve months by telecommunications fiber.

The details on how the property meets each of these criteria are included in the subsequent sections of this report.

This certification will expire May 27, 2031. Upon certification expiration, the property will need to submit for certification.

We congratulate the team at Dream Design for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey Cannon
Managing Director

PROPERTY CHARACTERISTICS

Acreage: The property is ±478.05 total acres.

Latitude and Longitude: 44.022966, -103.181870

Google Maps Link: [Black Hills Industrial Center](#)

Location: The property is located in the southern portion of the City of Rapid City. This area is east of South Dakota Highway 79 and about 10 miles from I-90.

Surrounding Land Uses: The 478-acre tract is primarily bordered by commercial and industrial developments, as well as undeveloped agricultural land. The specific land uses for the properties adjacent to the 478-acre tract are as follows:

North – Old Folsom Road followed by Forest Products Distributor buildings and other distribution facilities

South – Agricultural property

East – Hockey arena and pastureland

West – Automobile salvage yard, Motion Unlimited classic automobile museum, and other industrial businesses; Rapid City Landfill located across SD-79

Link to Local GIS: [Rapid City - Pennington County GIS \(RapidMap\)](#)

Contact Information:

Hani Shafai

President

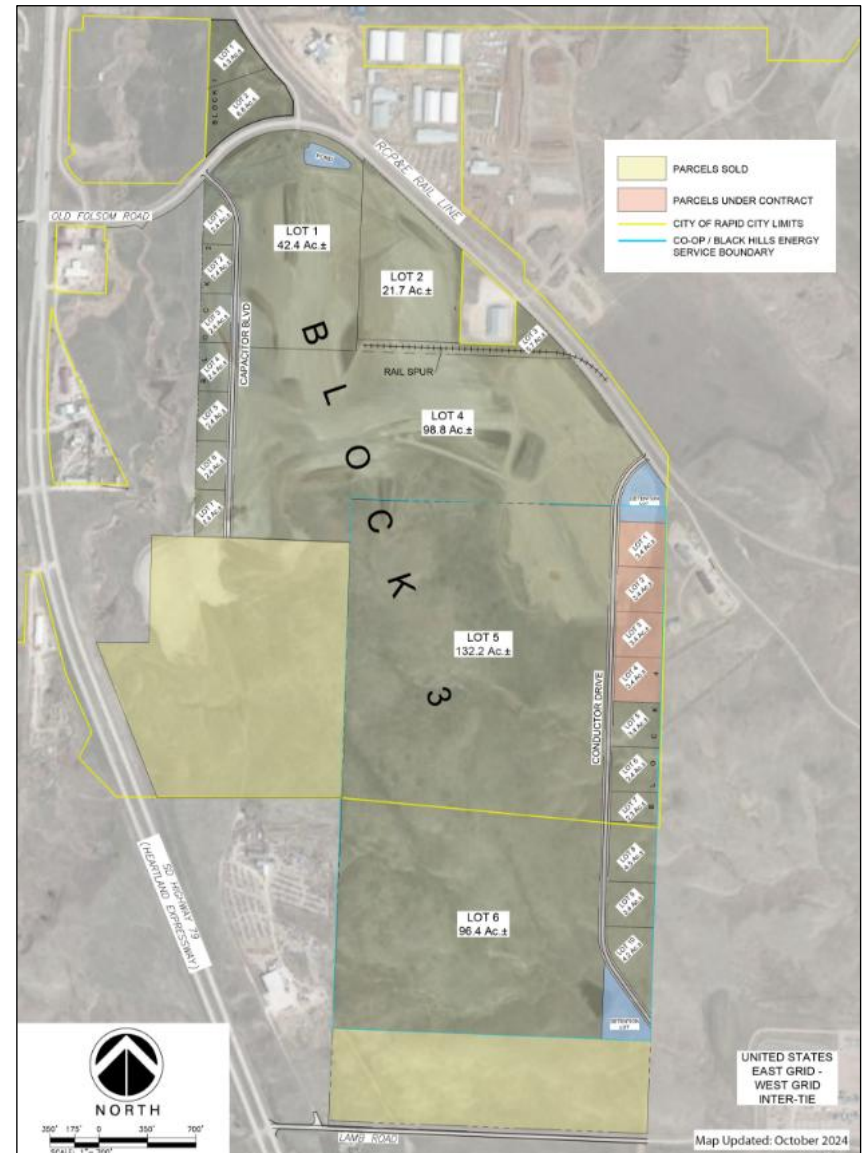
Dream Design International

(605) 348-0538 (o)

hani@dreamdesigninc.com

Support Documentation:

Black Hills Industrial Center Master Plan – October 2024



OWNERSHIP & AVAILABILITY

Current Ownership: The available area within the property is owned by Black Hills Industrial Center, LLC.

Tax Parcels: At the time of evaluation, there were four tax parcels included within the property boundaries. Parcel 3820300017 (tax ID 57384) has since been divided into multiple smaller lots, including three that have sold and another three under contract.

Additionally, the westernmost portion of parcel 3829200004 (tax ID 72927) has not been included in the property boundaries and is not included on the visual to the right. The master plan should be reviewed in detail to understand the size and availability of property's new parcels.

Tax ID / Parcel ID	Acres
11638 / 3820400002	70.48
57384 / 3820300017*	123.14
72927 / 3829200004	172.61
73237 / 3829400002	111.31

TOTAL: 478.05

**Since Quest's evaluation, this parcel has been divided into multiple parcels with distinct tax IDs.*

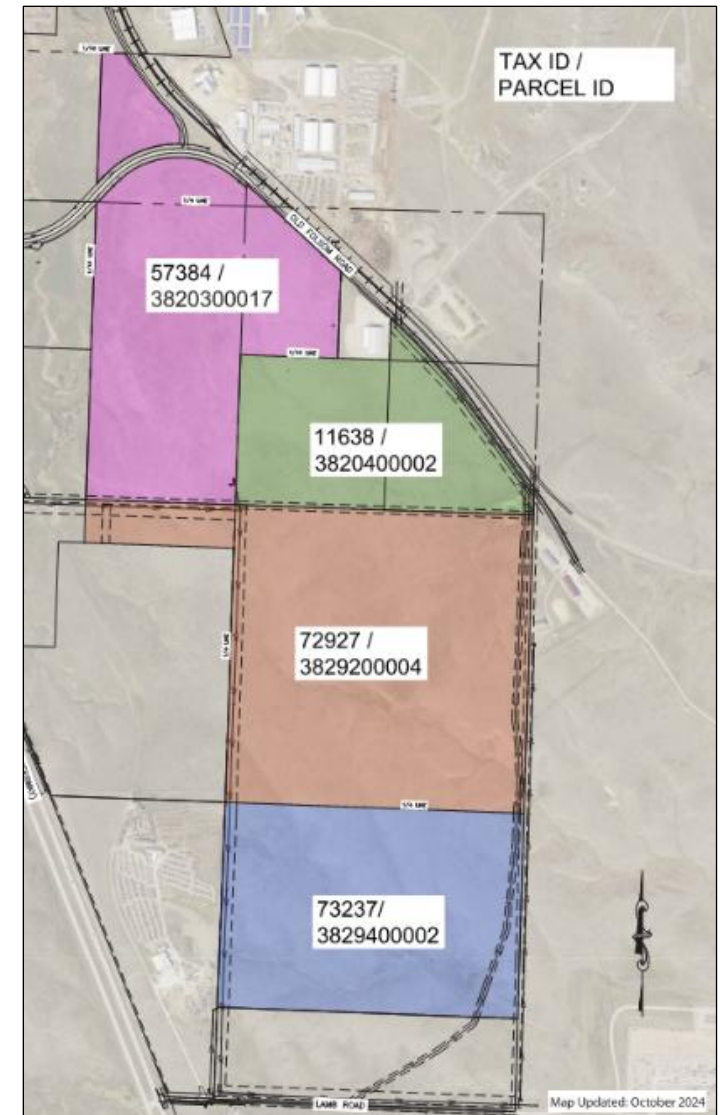
On-Site Structures: There are no existing structures on the available property.

Lease: There are no active leases on the available property.

Pricing: The available lots within what was previously parcel 3820300017 (tax ID 57384) may be purchased at a rate of \$2.65 per square foot, except Lot 1 in Block 3 that is available at a rate of \$2.35 per square foot. The rest of the property is subject to the following pricing:

Acreage	Price
2 to 10.99	\$2.65/SF
11 to 40.99	\$2.29/SF
41 to 60.99	\$1.95/SF
61 to 80.99	\$1.59/SF
>81	\$1.25/SF

The property will remain available at these prices until July 1, 2028.



Easements or Right of Way: The title commitment completed on 7/11/2024 lists the following exceptions for the property within parcels 3820400002 (tax ID 11638), 382900004 (tax ID 72927), and the parcel formerly identified as 3820300017 (tax ID 57384):

- Subject to annual Storm Water Drainage Assessment.
- Reservations in Patents for water and mineral rights, including for ditches and canals.
- Telephone line easement granted to Northwestern Bell Telephone Co. and its successors.
- Covenant Running With Land that requires Black Hills Broadcast Company to build a legal fence surrounding the forty-acre tract owned by said corporation.
- Electric line easement granted to Black Hills Electric Cooperative, Inc. and its successors.
- Pipeline rights of way contract granted to Wyco Pipe Line Company and its successors.
- Electric transmission easement granted to Basin Electric Power Cooperative and its successors.
- Electric power and transmission easement granted to the United States Department of Energy, Western Area Power Administration
- Non-exclusive public easement for access and utilities.
- Statutory section line right-of-way 33 feet on either side of all section lines affecting subject Land, pursuant to SDCL, Chapter 31-18.

The title commitment completed on 7/24/2025 lists the following exceptions for the property within parcel 3829400002 (tax ID 73237):

- Reservations in Patents for water and mineral rights, including for ditches and canals.
- Statutory section line right-of-way 33 feet on either side of all section lines affecting subject land, pursuant to SDCL, Chapter 31-18.
- Pipeline right of way contract granted to Wyco Pipe Line Company and its successors.
- Electric transmission easement granted to Basin Electric Power Cooperative and its successors.

The above list of easements and rights-of-way is a summary of the findings of the title commitments. All title work should be reviewed in detail to understand the restrictions that are applicable to the property.

Support Documentation:

Letter from Dream Design International – April 1, 2026

ALTA Commitment for Title Insurance – July 24, 2025

ALTA Commitment for Title Insurance – July 11, 2024

Warranty Deed – Rushmore Industrial, LLC to Black Hills Industrial Center, LLC – September 19, 2023

Warranty Deed – David S. Lamb and Andrea Andersen Revocable Trust to Black Hills Industrial Center, LLC – December 30, 2021

SURVEY



SCHEDULE B ITEMS RELATING TO SURVEY

INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 165875, WITH AN EFFECTIVE DATE OF JULY 23, 2024.

ITEMS 1-20, 22, 28 AND 31-36 ARE NOT SURVEY ITEMS.

- (21) PERMANENT RIGHT OF WAY EASEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS TELEPHONE AND TELEGRAPH LINES UPON OR ADJACENT TO SW1/4 SECTION 17 AND W1/2 SECTION 20, T1N, R8E, TOGETHER WITH TERMS, CONDITIONS AND RIGHTS CONTAINED THEREIN AND APPURTENANT THERETO, AS SET FORTH IN INSTRUMENT RECORDED JUNE 19, 1942, IN MISC. BOOK 30, PAGE 362. (BLANKET EASEMENT NO GEOMETRY PROVIDED) NO TELEPHONE LINE CURRENTLY IN PLACE
- (23) RIGHT OF WAY EASEMENT GRANTED TO BLACK HILLS ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND ASSIGNS FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM IN OR UPON E1/2NW1/4 AND E1/2SW1/4 SECTION 20, T1N, R8E WITH OTHER LAND, TOGETHER WITH TERMS, CONDITIONS AND RIGHTS CONTAINED THEREIN AND APPURTENANT THERETO, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 4, 1953, IN MISC. BOOK 56, PAGE 468, AND RE-RECORDED DECEMBER 24, 1953, IN MISC. BOOK 57, PAGE 270. (BLACK HILLS ELEC. CO-OP, INC. RIGHT-OF-WAY EASEMENT - NO GEOMETRY OR WIDTH DEFINED - GENERAL STATEMENT SAYS TO BE LOCATED ALONG EAST BOUNDARY OF EAST 1/2 OF NW1/4 AND SW 1/4 OF SECTION 20. NO EXISTING LINES IN PLACE.) LINE PREVIOUSLY REMOVED
- (24) RIGHT OF WAY CONTRACT GRANTED TO WYCO PIPE LINE COMPANY, ITS SUCCESSORS AND ASSIGNS FOR A PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF, ON, OVER AND THROUGH E1/2SE1/4 SECTION 20 AND E1/2 SECTION 29, T1N, R8E, TOGETHER WITH TERMS, CONDITIONS AND RIGHTS CONTAINED THEREIN AND APPURTENANT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 11, 1962, IN MISC. BOOK 81, PAGE 390.
-SAID EASEMENT WAS CONVEYED AND ASSIGNED TO KANEB PIPE LINE OPERATING PARTNERSHIP, L.P., ITS SUCCESSORS AND ASSIGNS BY ASSIGNMENT AND CONVEYANCE, RECORDED FEBRUARY 27, 1995, IN BOOK 57, PAGE 9212.
-SAID EASEMENT WAS CONVEYED AND ASSIGNED TO ROCKY MOUNTAIN PIPELINE SYSTEM LLC, ITS SUCCESSORS AND ASSIGNS, BY ASSIGNMENT OF EASEMENTS AND LICENSES, RECORDED OCTOBER 14, 2005, IN BOOK 150, PAGE 3848.
-SAID EASEMENT WAS CONVEYED AND ASSIGNED TO PPRPL, LLC, ITS SUCCESSORS AND ASSIGNS, BY NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT, RECORDED DECEMBER 2, 2013, IN DOCUMENT NO. A201319566.
- (25) RIGHT OF WAY CONTRACT GRANTED TO WYCO PIPE LINE COMPANY, ITS SUCCESSORS AND ASSIGNS FOR A PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF ON, OVER AND THROUGH E1/2NW1/4 SECTION 20, T1N, R8E WITH OTHER LAND, TOGETHER WITH TERMS, CONDITIONS AND RIGHTS CONTAINED THEREIN AND APPURTENANT THERETO, RECORDED MARCH 13, 1963, IN MISC. BOOK 82, PAGE 428.
-SAID EASEMENT WAS CONVEYED AND ASSIGNED TO ROCKY MOUNTAIN PIPELINE SYSTEM LLC, ITS SUCCESSORS AND ASSIGNS, BY ASSIGNMENT OF EASEMENTS AND LICENSES, RECORDED OCTOBER 14, 2005, IN BOOK 150, PAGE 3848.
-SAID EASEMENT WAS CONVEYED AND ASSIGNED TO PPRPL, LLC, ITS SUCCESSORS AND ASSIGNS, BY NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT, RECORDED DECEMBER 2, 2013, IN DOCUMENT NO. A201319566.
- (26) EASEMENT GRANTED TO BASIN ELECTRIC POWER COOPERATIVE, ITS SUCCESSORS AND ASSIGNS FOR AN ELECTRICAL TRANSMISSION NW1/4 AND E1/2 SECTION 29, T1N, R8E, TOGETHER WITH TERMS, CONDITIONS AND RIGHTS CONTAINED THEREIN AND APPURTENANT THERETO, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED APRIL 12, 2002, IN BOOK 100, PAGE 6268.
- (27) EASEMENT AND RIGHT OF WAY GRANTED TO THE UNITED STATES OF AMERICA, DEPARTMENT OF ENERGY, WESTERN AREA POWER ADMINISTRATION FOR ELECTRIC POWER AND TRANSMISSION PURPOSES IN, UPON, OVER AND UNDER A PORTION OF E1/2SE1/4 LYING SOUTH OF EXISTING COUNTY ROAD 217 IN SECTION 20, T1N, R8E, TOGETHER WITH ANY TERMS, LIMITATIONS, CONDITIONS, RIGHTS AND RESTRICTIONS CONTAINED THEREIN, AS SET FORTH AND SHOWN IN THE CONTRACT AND GRANT OF EASEMENT, RECORDED APRIL 14, 2015, IN DOCUMENT NO. A201504558.
- (29) NON-EXCLUSIVE PUBLIC EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER AND ACROSS THE NE1/4NW1/4 SECTION 29, T1N, R8E BENEFITING THE SOUTH 936 FEET OF THE EAST 1,558.6 FEET OF THE N1/2NW1/4 SECTION 29, T1N, R8E AND OTHER LANDS, TOGETHER WITH TERMS, CONDITIONS AND RIGHTS CONTAINED THEREIN, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED MAY 20, 2022, IN DOCUMENT NO. A202207957.
- (30) STATUTORY SECTION LINE RIGHT-OF-WAY 33 FEET ON EITHER SIDE OF ALL SECTION LINES AFFECTING SUBJECT LAND, PURSUANT TO SDCL, CHAPTER 31-18.

Support Documentation:
Map of Record – Advanced Design Engineering & Surveying, Inc. – Undated

ZONING

Current Zoning: The property lies within the limits of Rapid City and is zoned HI Heavy Industrial (shown in dark grey) with the exception of a small portion which is zoned LI Light Industrial (shown in light grey).

The HI Heavy Industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent person visits of customers or clients, but usually require good accessibility to major rail or street transportation routes.

The LI Light Industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building. These industries may require direct access to rail or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the heavy industrial districts.

Height Restrictions: The Rapid City Zoning Ordinance sets a height restriction of 45 feet for both Light Industrial Districts and Heavy Industrial Districts.

Section Line Setback Requirements: The Rapid City Zoning Ordinance dictates that any principal or accessory building or structure shall be set back a minimum of 58 feet from a Section Line. No setback shall be required from any legally vacated section line; however, if the vacated Section Line forms a property line, the applicable side, rear, or front yard setbacks shall be observed.

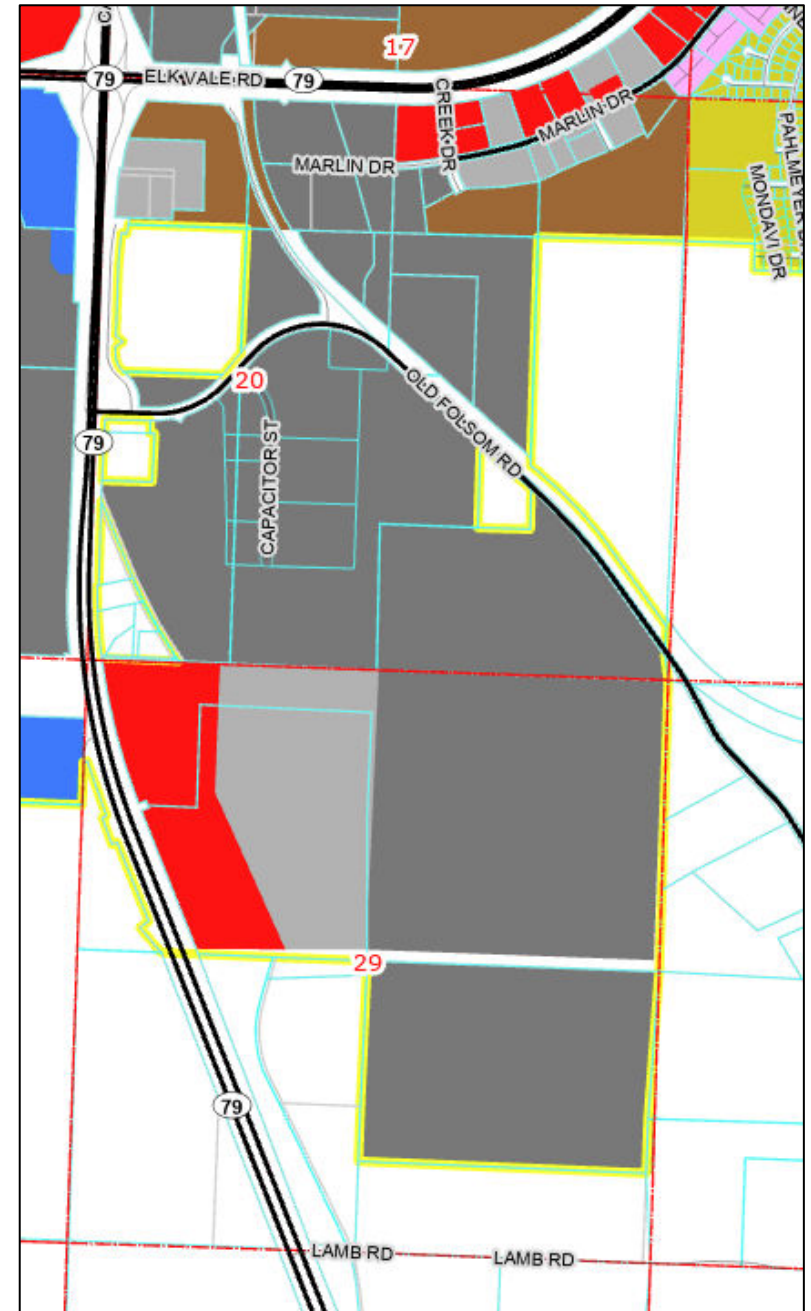
Previous Land Use: The land has historically been used for agricultural purposes.

Link to Zoning Ordinance: [Rapid City Municipal Code | Title 17 Zoning](#)

Support Documentation:

Rapid City Municipal Code, Chapter 17 – current through Ordinance 6701, passed December 23, 2025

Site and Community Questionnaire – last revised May 13, 2024



TRANSPORTATION INFRASTRUCTURE

Roads: The property is adjacent to Old Folsom Road, which runs along the north and eastern boundaries. South Dakota Highway 79 is just to the west of the property. I-90 is approximately 10 miles from the property. Additional roads throughout the property are also planned and/or currently under construction.

In August 2023, a Traffic Impact Study was completed for the Black Hill Industrial Center. Additionally, Old Folsom Road underwent a Pavement Evaluation in May 2022. At that time, a portion of Old Folsom Road was identified as needing an additional 2 inches of asphalt to meet the minimum recommendations.

Rail: Industrial rail track runs parallel to the property's eastern boundary, on the opposite side of Old Folsom Road. The rail provider is Rapid City, Pierre & Eastern Railroad (RCPE) which connects to BNSF, CPKC, and UP Class I rail.

To extend rail service onto the property, RCPE must install mainline turnouts and improve the rail line to 286k gross weight on rail (GWR) standards. While multiple rail layouts have been developed for the property, the most recent estimated cost for improvements is \$3.2 million.

Air Service: The nearest commercial service airport is Rapid City Regional Airport (RAP), located approximately 10 miles from the property. Major passenger carriers include Allegiant Air, American Airlines, Delta Air Lines, United Airlines, and Sun Country Airlines.

Support Documentation:

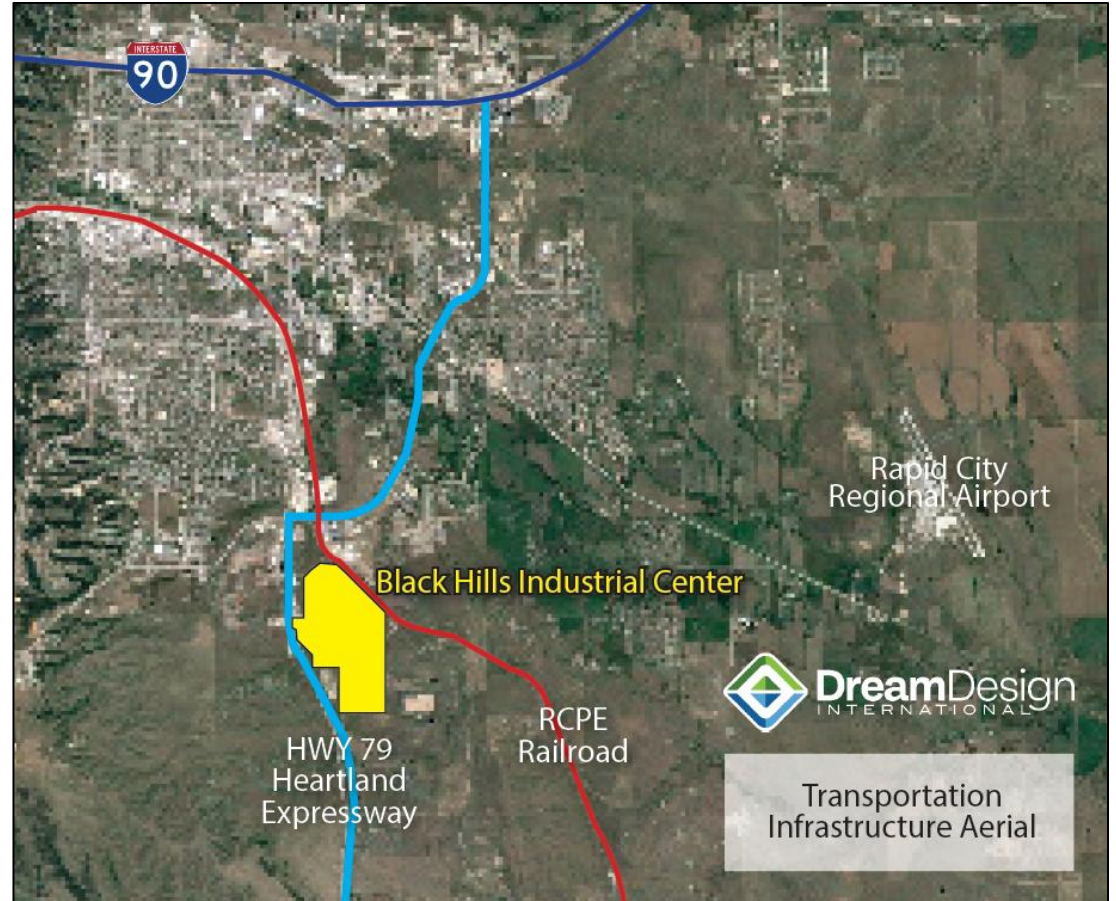
Site and Community Questionnaire – last revised May 13, 2024

Rail Questionnaire – Rapid City, Pierre & Eastern Railroad (RCPE) – February 12, 2024

Rail Cost Estimate – Civil Design Inc. – April 5, 2024

Traffic Impact Study – Felsburg, Holt, & Ullevig – August 2023

Old Folsom Road Pavement Evaluation – American Engineering Testing – May 4, 2022



UTILITIES

Note: Utility information (including infrastructure locations, available capacity, cost and schedule estimates) changes over time. Information in this report reflects the utility conditions at the time of certification documentation. Future users considering locating on the property should confirm the utility conditions at that point in time and verify that the utilities are adequate for their specific project.

ELECTRIC

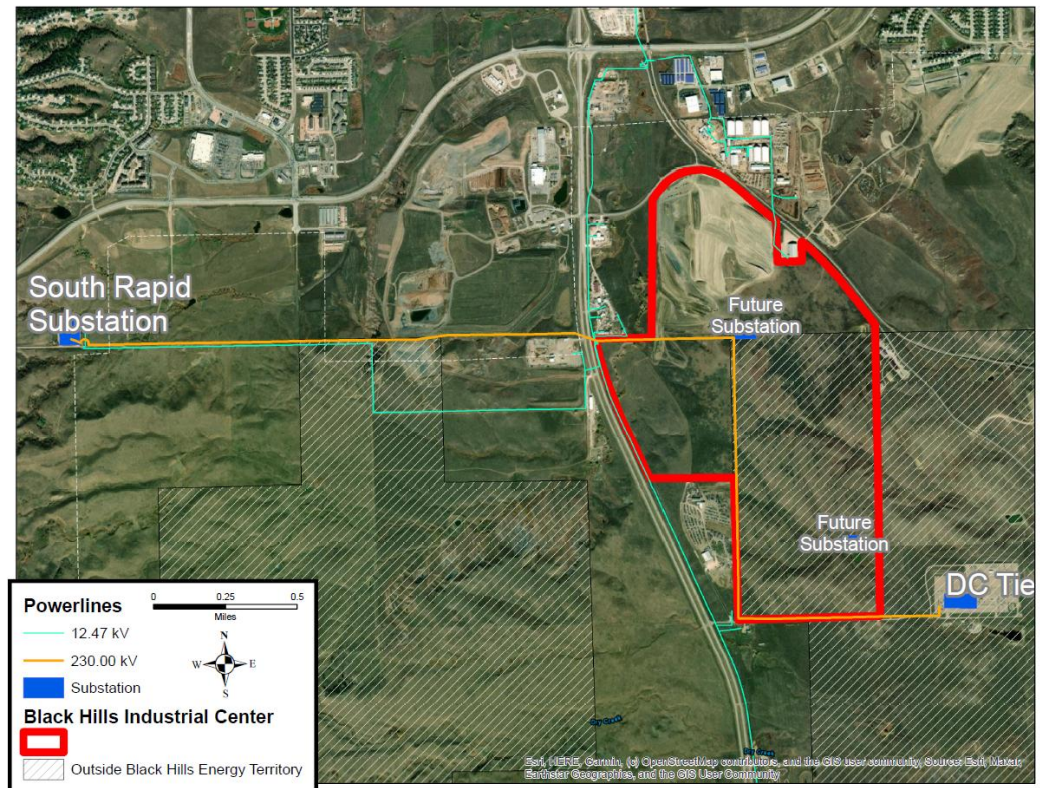
Note: Two electric providers serve the property. Black Hills Energy (BHE) serves the northern portion of the property, and Black Hills Electric Cooperative (BHEC) serves the southern portion of the property. Additionally, one of the electrical DC ties that connects the Eastern Interconnection grid with the Western Electricity Coordinating Council grid is located adjacent to the southeastern corner of the Black Hills Industrial Center.

Provider: Black Hills Energy (BHE) (distribution and transmission)

Existing Infrastructure: 12.47 kV overhead distribution lines are located on the east side of the property at Old Folsom Road and on the west side of the property along SD-79. 230 kV and 69 kV transmission lines are located 2.3 miles west of the property at the South Rapid substation.

Available Capacity: The distribution facilities can serve up to 11 MW without upgrades. The timeline to provide up to 11 MW is 6 to 9 months.

Improvements: For large energy users needing more than 11 MW, a new substation served by 230 kV or 69 kV can be constructed within the Black Hills Industrial Center. A new substation served by 230 kV is estimated to cost \$23.9 to \$32.8 million and take 36-42 months.



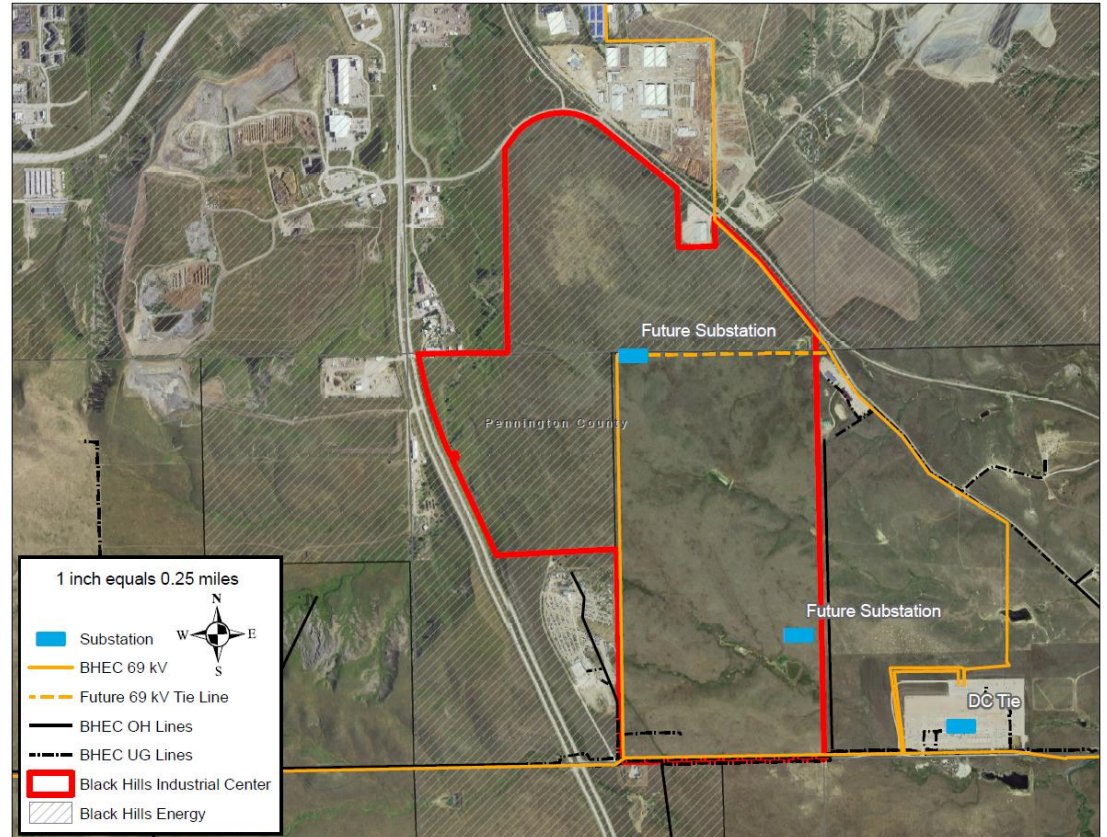
Contact: Eric Wolff
Business Development Manager
Phone: (605) 981-3846
Email: eric.wolff@blackhillsenergy.com

Provider: Black Hills Electric Cooperative (distribution) and Basin Electric Power Cooperative & Rushmore Electric Power Cooperative (transmission)

Existing Infrastructure: Both 7.2 kV and 14.4 kV distribution lines as well as a 69 kV transmission line are bordering the property. The Spring Creek distribution substation is located 4.1 miles south of the property, and the Dry Creek transmission substation is located 0.3 miles east of the property.

Available Capacity: The distribution facilities can serve up to 2.5 MW without upgrades. The timeline to provide up to 2.5 MW is approximately 5 months.

Improvements: BHEC is currently in the planning stages of a new substation in Black Hills Industrial Center which could provide up to 20 MW. This substation is estimated to cost \$4.5 million and take approximately 24 months.



Contact: Jesse Sorenson
System Coordinator
Phone: (605) 673-4461
Email: jsorenson@bhec.coop

Support Documentation:

Electric Questionnaire – Black Hills Energy (BHE) – July 8, 2024

Electric Questionnaire – Black Hills Electric Cooperative (BHEC) – February 14, 2024

NATURAL GAS

Note: In addition to the natural gas information below, there is also a Magellan petroleum pipeline that runs along the eastern boundary of the property and feeds a terminal located in Rapid City.

Provider: Montana-Dakota Utilities Company (distribution and transmission)

Existing Infrastructure: A 4", 50 psig natural gas line is located just to the west of the property along SD-79. A 10", 150 psig high pressure main is located to the north along US-16 Bypass.

Current Capacity: The current available capacity from the 10" main is estimated to be 75,000 mcf/month.

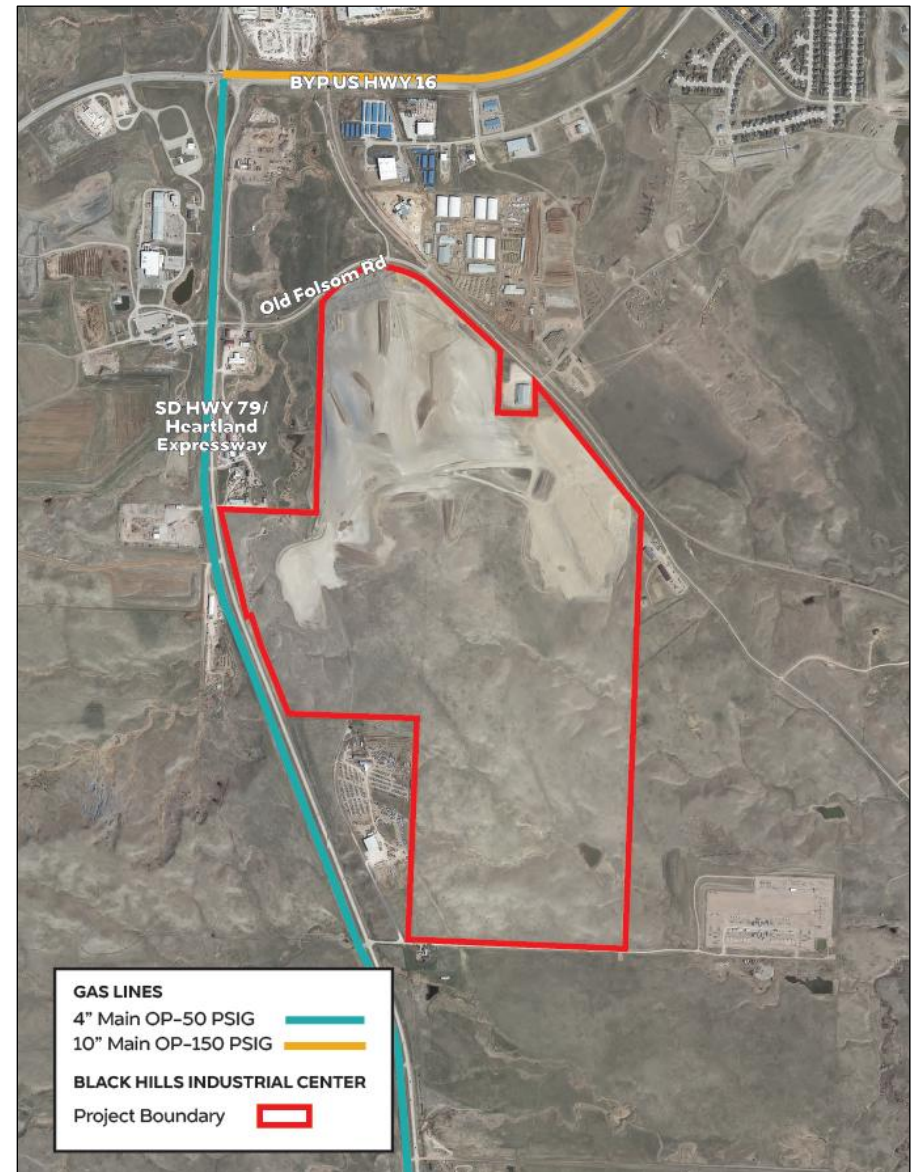
Improvements: To serve a natural gas user at the property, Montana-Dakota Utilities Company would extend the 4" line to the area of service which is estimated to cost \$80,000. For users requiring greater than 15,000 mcf/month, a regulator station and the 10" high pressure main would need to be extended to the site at an estimated cost of \$2.5 million. The South Dakota Department of Transportation requires a permit to construct new high pressure natural gas lines. Easements for mains and services within the property will be required.

Additional Information: Montana-Dakota Utilities will extend natural gas to any customer in this location underneath their currently effective natural gas tariffs that are approved by the South Dakota Public Utilities Commission (SDPUC). Any natural gas extension cost above their allowable investment as defined under their natural gas tariffs will be the responsibility of the customer.



Contact: Ken Callahan
Industrial Services Manager
Phone: (701) 770-5030

*Support Documentation:
Natural Gas Questionnaire – Montana-Dakota Utilities Company – February 15, 2024*



WATER

Provider: City of Rapid City

Existing Infrastructure: There is 12" water main along a section of Old Folsom Road, adjacent the northeastern boundary of the property. There is also a 16" water main located at 5th Street and East Catron Boulevard approximately 12,000 feet west of the site.

Improvements: While there is an adjacent 12" water line to the property, this line may not have adequate capacity to meet the demands of industrial users. Therefore, the proposed improvement to provide up to 6 MGD of water service to the site is to extend the 16" main located 12,000 feet from the property on 5th Street and E. Catron Boulevard to the property. The extension is estimated to cost \$1.7 to \$3 million and take approximately 12 months.

Water Treatment: Water is treated by the Rapid City Water Division's Jackson Springs and Girl Scout Galleries, two infiltration galleries located along the Rapid Creek alluvium, as well as the Mountain View surface water treatment plant.

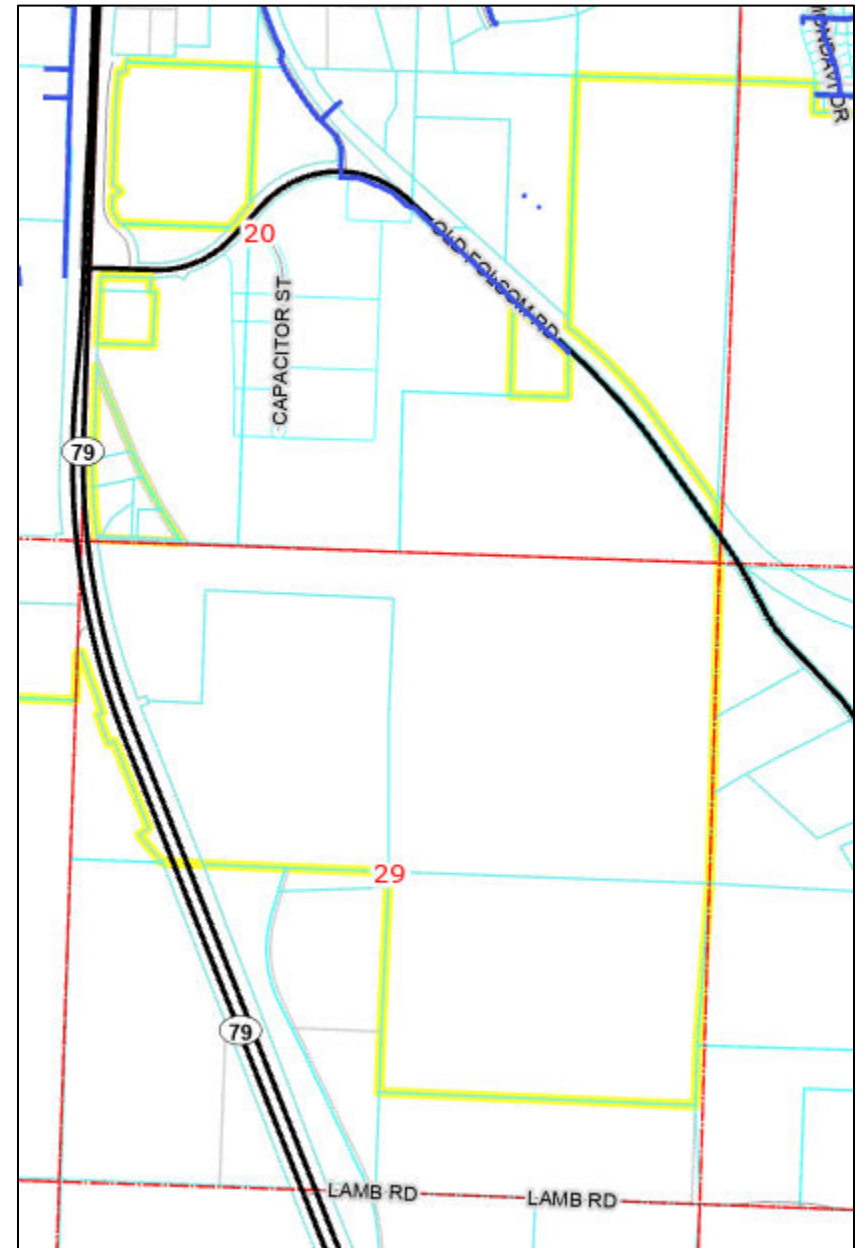
- Total permitted capacity: 28.1 MGD
- Average utilization: 10 MGD
- Peak utilization: 26.4 MGD
- Excess capacity: 1.7 MGD (based on peak utilization)

Planned Upgrades: Future planned upgrades include a new 30 MGD water treatment plant.



Contact: Mike Theis
Public Works Director
Phone: (605) 394-4165

Support Documentation:
Water Questionnaire – June 6, 2024
City of Rapid City Drinking Water Report – 2023
Engineer's Estimate – KTM Design Solutions, Inc. – December 12, 2023



WASTEWATER

Provider: City of Rapid City

Existing Infrastructure: There is an existing 18" PVC gravity sewer line located approximately 1,000 feet north of Old Folsom Road.

Improvements: In order to provide wastewater service to the property, new line(s) will need to be installed to connect with the 18" main north of the property. Depending on the location and volumes, mains ranging from 8" to 21" may be installed. While the northern portion of the property will be gravity fed, the southern portion of the property will require a lift station to be installed. The extension is estimated to cost \$1.5 to \$2.4 million and take approximately 8 months.

Wastewater Treatment: The City of Rapid City's Water Reclamation Facility treats the wastewater from the site and is located approximately 6 miles from the property.

- Total permitted capacity: 30 MGD (peak influent capacity)
- Average utilization: 12.2 MGD
- Peak utilization: 35 MGD (peak one-hour influent capacity)



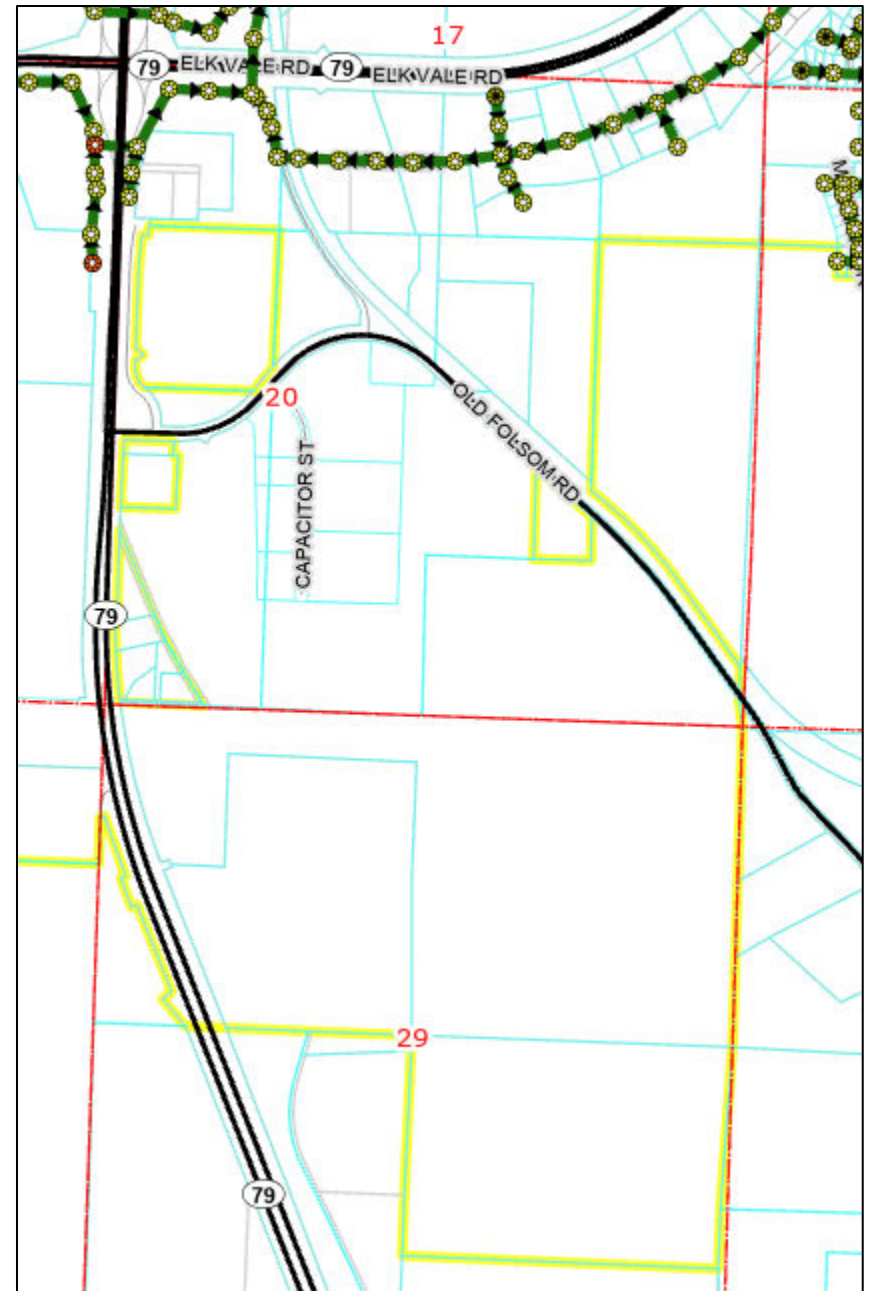
Contact: Mike Theis
Public Works Director
Phone: (605) 394-4165

Support Documentation:

Wastewater Questionnaire – June 6, 2024

Engineering Estimate for Wastewater Infrastructure Improvements – KTM Design Solutions – December 12, 2023

Sanitary Service Area for Pipe Sizing – KTM Design Solutions – September 20, 2022



Provider: SDN Communications

Existing Infrastructure: The closest existing infrastructure, which is shown on the map in orange, is located at the corner of Old Folsom Road and SD-79, with the closest splice point 1,700 feet away from the property.

Current Services: Underground fiber is currently available with the potential for dark fiber as well.

Improvements: Construction will be needed to extend fiber to the property. The main serving path is adjacent to the property along Old Folsom Road which is shown in blue on the map, but a diverse serving path is also available which is shown in red on the map. The estimated timeframe to bring fiber to the property is 30-45 business days and will require Department of Transportation and City of Rapid City rights-of-way permits.



Contact: Greg Robinson
Senior Account Executive
Phone: (605) 341-2518
Email: greg.robinson@sdncommunications.com

Support Documentation:

Telecommunications Questionnaire – SDN Communications – March 26, 2024

Telecommunications Infrastructure Map – SDN Communications – April 15, 2024

DEVELOPABILITY AND DUE DILIGENCE

Topographical: The topographic survey for the property illustrates rolling hills in the center of the industrial park. However, mass grading has been completed for the northern portion of the property.

Minimum: 3,250 feet **Maximum:** 3,380 feet

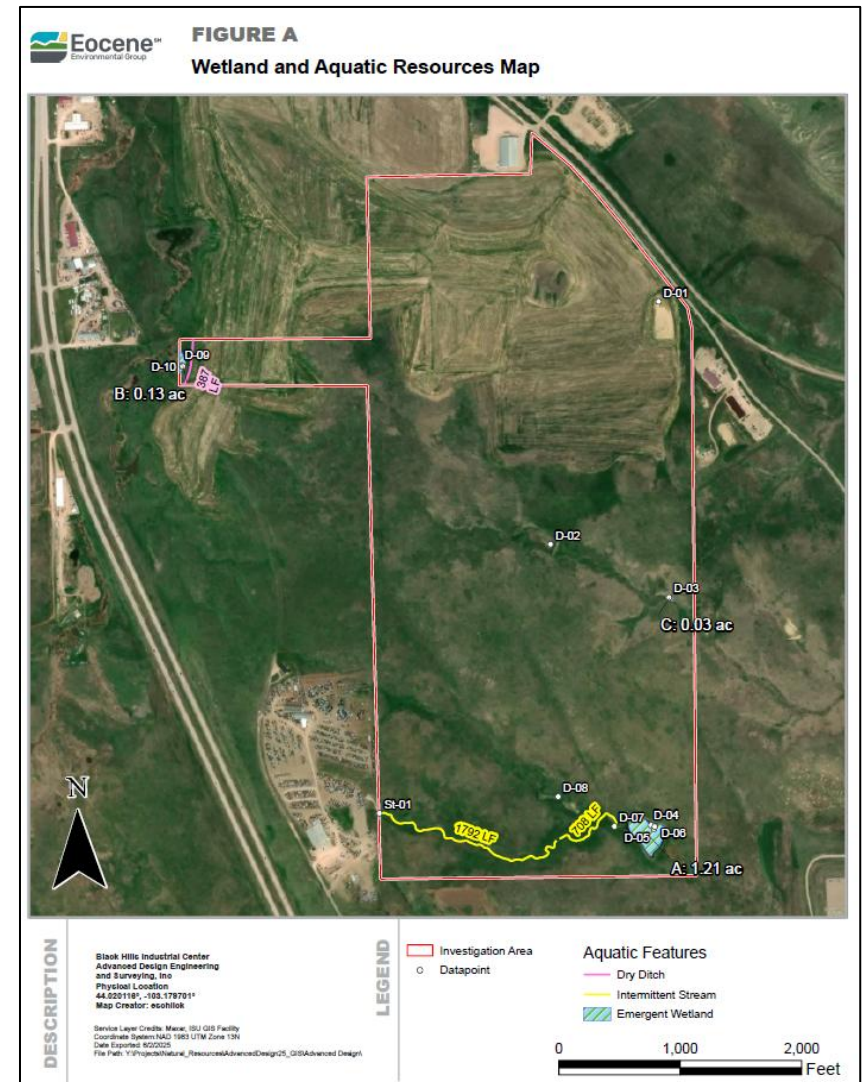
Flood Plain: There are 100-year and 500-year flood plains on the northern portion of the property and along the western boundary. The property is located within two FEMA FIRM panels: 46103C0791H and 46103C0793H, both effective 6/3/2013. However, a Letter of Map Revision (LOMR), effective 4/19/2023, has revised the flood hazards and base flood elevations shown in the National Flood Hazard Layer (NFHL). Additionally, a No Rise Certification Letter was completed 5/15/2023 for the northern portion of the property as part of the grading project.

Mass Grading: A Grading Plan Design Report was completed on 6/10/2022 and studied approximately 253 acres of the property. The study proposes to flatten the site's topography and fill existing floodplain on the property. A No-Rise Certification Letter dated 5/15/2023 confirmed that the proposed earth fill would not elevate the base-flood elevation more than one foot, ensuring that future floodway areas would not be encroached on. While grading has been completed on the property, the report provided many recommendations that should be reviewed to understand the grading that has occurred.

Phase I ESA: A Phase I Environmental Site Assessment (ESA) completed on 6/2/2022 to ASTM E1527-13 standards did not identify any recognized environmental conditions (RECs) in connection with the property.

Wetlands: A wetland delineation report was completed for the area within tax parcels 11638, 72927, and 73237 in June 2025. The report identified three wetland areas totaling 1.37 acres as well as an intermittent stream (St-01) that is approximately 2,500 linear feet. An Approved Jurisdictional Determination (AJD) found that Wetland B (0.13 acres) is a jurisdictional water of the United States and the other water bodies on the property are non-jurisdictional. The AJD will remain valid until November 5, 2030 unless new information warrants a revision prior to expiration.

Prior to 2025, an additional wetlands study was conducted on a portion of, and adjacent areas, to the northern area of the property. A Nationwide Permit Pre-Construction Notification was submitted for the construction of a road in the area of the property.



Endangered Species: A threatened and endangered species study completed in April 2024 identified three federally listed species that may be present on the property and provided the following effect determinations for each:

- Tricolored Bat (Proposed Endangered) – No Effect
- Rufa Red Knot (Threatened) – No Effect
- Monarch Butterfly (Candidate) – *N/A, no legal status under the Endangered Species Act as a candidate species*

Archaeological: A Level III Cultural Resources Inventory completed on 7/10/2022 identified one historic bridge that was not eligible for the National Register of Historic Places (NRHP), so a determination of no historic properties affected was recommended. The South Dakota State Historic Preservation Office (SHPO) issued a letter dated 4/11/2024 that acknowledged the report, but noted that Section 106 consultation may be required in the future if any federal involvement in the property is required.

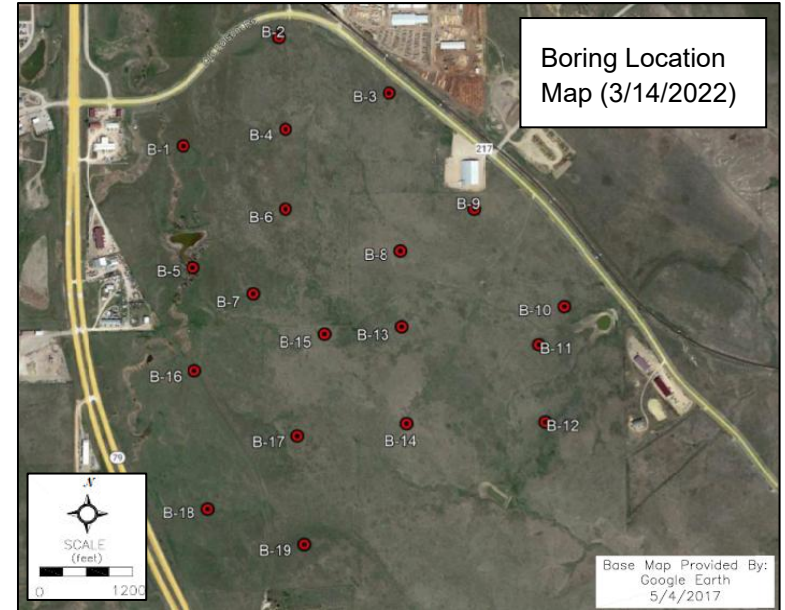
Geotechnical: A geotechnical exploration completed on 3/14/2022 studied 395 acres of the property and included 19 test borings collected to depths of 16.5 to 31.5 feet below existing grades. AET recommended that soil density testing be performed on new fill places, adjacent structures be observed and photographed, and a crack survey be conducted prior to commencement of construction.

An additional geotechnical investigation was conducted for the area of the property within the proposed Aesir Boulevard on 5/11/2022. Eleven test borings were collected to depths of 15 feet below grade within the proposed roadway alignment. AET provided several recommendations for proper subgrade preparation and remediation that should be reviewed in detail to understand the existing subsurface conditions and developmental considerations for the property.

In March 2024, the property was identified as Seismic Site Class C in accordance with 2021 International Building Code seismic parameters.

Support Documentation:

- Approved Jurisdictional Determination – U.S. Army Corps of Engineers – November 5, 2025*
- Wetland Delineation & Aquatic Resources Inventory – Eocene Environmental Group – June 2025*
- Site and Community Questionnaire – last revised May 13, 2024*
- Letter from Jenna Carlson Dietmeier, Interim State Historic Preservation Officer, Review & Compliance Coordinator – April 11, 2024*
- Federally Endangered, Threatened, or Candidate Species Survey Report – Banner Associates, Inc. – April 9, 2024*
- Seismic Site Classification Addendum Letter – March 20, 2024*
- Topographic Survey – KTM Design Solutions, Inc. – surveyed October 2023, printed January 8, 2024*
- No Rise Certification Letter – KTM Design Solutions, Inc. – May 15, 2023*
- Letter of Map Revision Determination Document – FEMA – April 19, 2023*
- Nationwide Permit Pre-Construction Notification – July 12, 2022*
- Level III Cultural Resource Inventory – Quality Services, Inc. – July 10, 2022*
- Grading Plan Design Report – KTM Design Solutions, Inc. – June 10, 2022*
- Wetland Delineation Report – Quality Services, Inc. – June 30, 2022*
- Phase I Environmental Site Assessment – American Engineering Testing, Inc. (AET) – June 2, 2022*
- Report of Geotechnical Investigation, Proposed Aesir Boulevard – American Engineering Testing, Inc. (AET) – May 11, 2022*
- Report of Geotechnical Exploration, Mass Grading – Phase 1 & 2 – American Engineering Testing, Inc. (AET) – March 14, 2022*



EMERGENCY RESPONSE

Ambulance: Rapid City Fire Station 4 provides EMS service and is 2.5 miles from the property.

Fire: Rapid City Fire Station 4 (ISO 2) is 2.5 miles from the property.

Police: The Rapid City Police Department is 5 miles from the property.

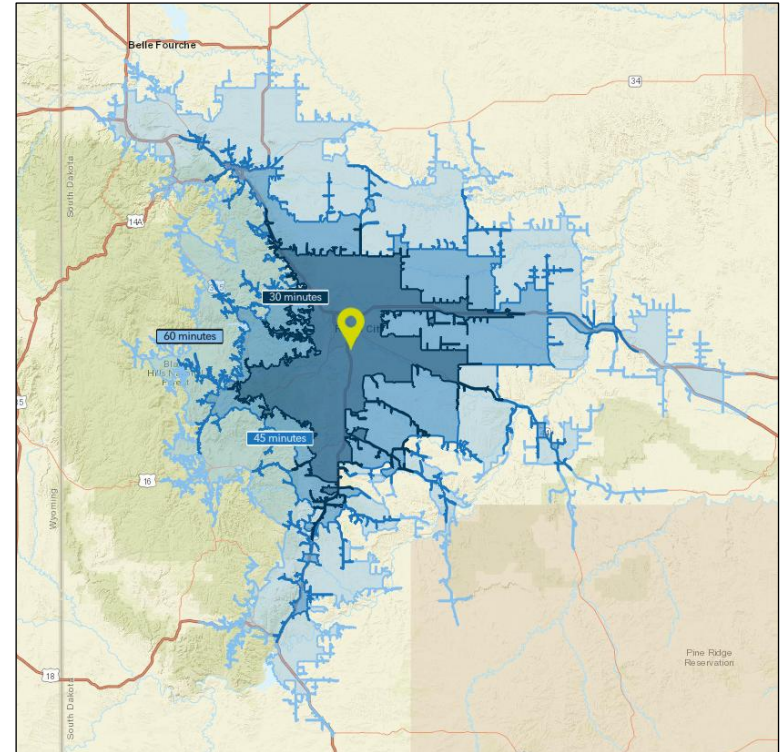
*Support Documentation:
Site and Community Questionnaire – last revised May 13, 2024*

WORKFORCE

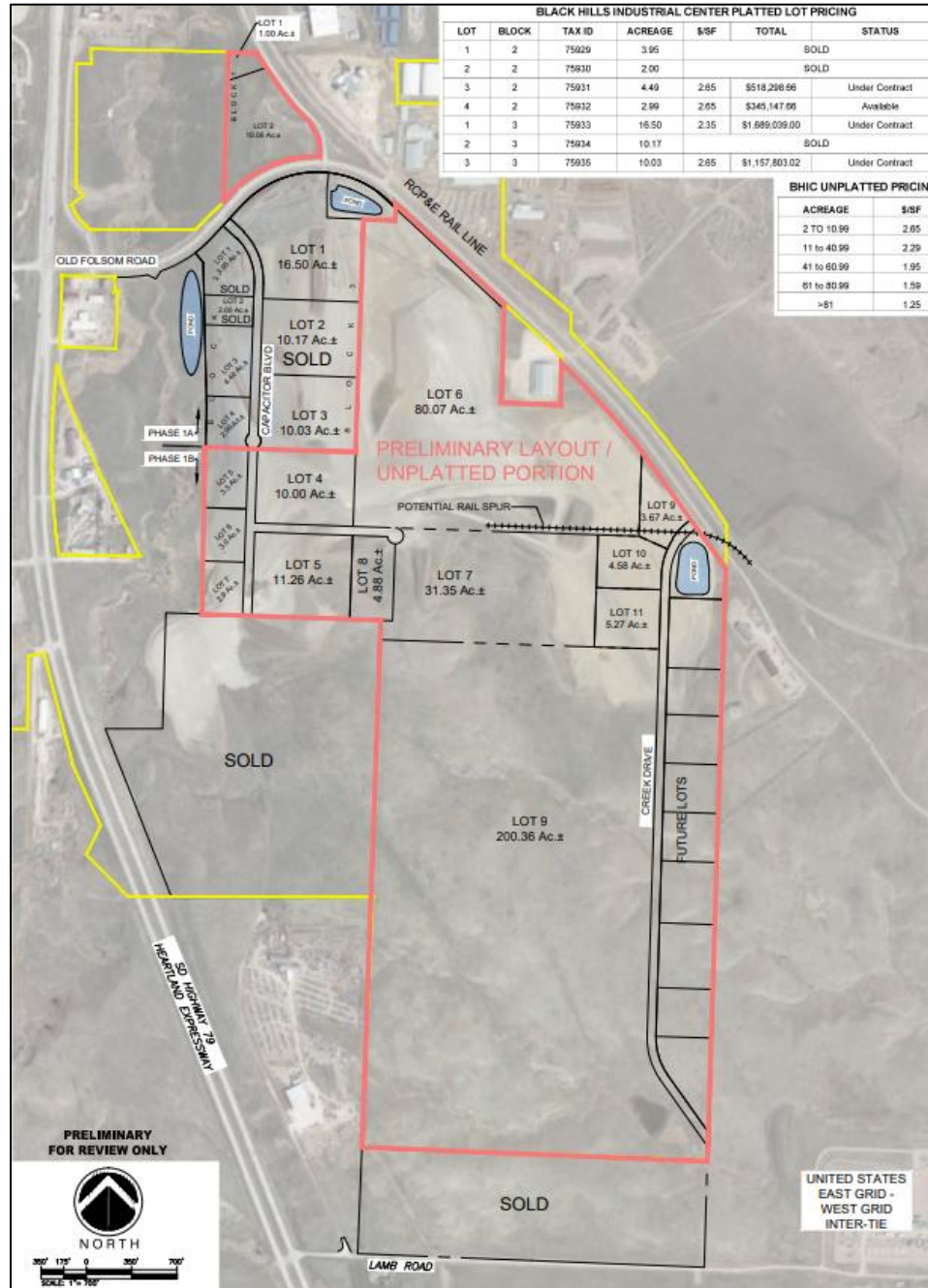
Workforce Snapshot: A community's workforce extends beyond the city or county borders into surrounding jurisdictions. To account for the mobility of workers, an evaluation of the population within the 30-, 45-, and 60-minute drive times of the property was conducted. This broadened view of the labor shed provides an indication of the workforce within commuting distance of Black Hills Industrial Center.

	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	147,644	178,732	198,145
Labor Force	74,402	90,657	100,225
Manufacturing Employment	3,105	3,573	3,759
Percentage Employed in Manufacturing	4.0%	3.8%	3.7%
Median Age	41.8	42.6	42.5
Bachelor's Degree or Higher Attainment	33.3%	33.2%	32.0%
Average Hourly Wage	\$27.40	\$26.95	\$26.79
Average Manufacturing Wage	\$29.64	\$29.42	\$29.05

*Support Documentation:
JobsEQ – 2025Q3*



MASTER PLAN





QUEST
SITE SOLUTIONS

10 Falcon Crest Drive
Suite 300
Greenville, SC 29607
864.671.1001
questsitesolutions.com