



Application Form

Organization Requesting Certification

Name: Yankton Area Progressive Growth
Contact Person(s): Ron Kraft, Interim Executive Director
Mailing Address: 803 E. 4th Street
City/State/Zip: Yankton, SD 57078
Phone: 605-665-9011
Email Address: ecodev@yanktonsd.com

Certification applying for (please check all that apply)

- Heavy Industrial
- Light Industrial
- Business Services/Research and Development
- Rural Business Park

Site Information

Name of Park (if applicable): Archery Business Park
Address: E. SD Hwy 50 (SW corner of SD Hwy 50 and Bill Baggs Road)
(If a street address is not yet known, please provide a general location of the site)
City/State/Zip: Yankton, SD 57078
Number of Acres Available: 20.00 acres
Number of Developable Acres: 20.00 acres

The application must be signed below by a duly authorized representative of the organization requesting certification.

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.

Name

Date

Nov 1, 2013

SOUTH DAKOTA CERTIFIED READY SITES

APPLICATION FORM

1.1 Provide proof of ownership to include the name, address, and phone number of the legal property owner of record.

Yankton Area Progressive Growth
803 E. 4th Street
Yankton, SD 57078
Contact: Ron Kraft (605) 665-9011
ecodev@yanktonsd.com

(Please see following pages for proof of ownership)

Prepared by Craig A. Kennedy
Kennedy Pier Knoff Loftus, LLP
322 Walnut Street
Yankton, SD 57078 (605) 665-3000

Return:
Yankton Title
PO Box 15
Yankton, SD 57078



STATE OF SOUTH DAKOTA
County of Yankton
Filed for record at 2:40 P M
In Book 514 Page 593
SEP 26 2013

Brian J. Hunhoff
Register of Deeds

Num Alpha
Margin Tran
Paid Seal

\$ 30.00 pd
136615

Warranty Deed

JOHN HAGEMANN
a married person,
Grantor,

of 803 Hillcrest Grand Avenue, Yankton, South Dakota 57078, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, GRANTS, CONVEYS AND WARRANTS to YANKTON AREA PROGRESSIVE GROWTH, INCORPORATED, a South Dakota Corporation, Grantee, of 803 East 4th Street, Yankton, South Dakota 57078, the following described real estate in the County of Yankton, in the State of South Dakota:

Lot Three (3), Hagemann Addition as per replat recorded in Book S19, page 311, EXCEPTING THEREFROM Parcel A of Lot Three (3), Hagemann Addition, as platted in Book S20, page 30, City and County of Yankton, South Dakota, less highways and roads,

subject to easements and restrictions of record.

HOMESTEAD WAIVER: Grantor covenants that no part of the above-described premises has been or now is occupied or claimed by himself or any of the members of his family as a homestead.

Dated this 26th day of September, 2013.

TRANSFER FEE
PAID \$ 500.00
DATE 9-26-2013
63812

John Hagemann
JOHN HAGEMANN

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF YANKTON)

On this the 26th day of September, 2013, before me, the undersigned officer, personally appeared JOHN HAGEMANN, 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.

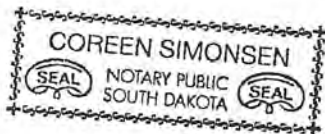
In witness whereof, I hereunto set my hand and official seal.

Coreen Simonsen

Notary Public

My Commission Expires: 10/15/15

(SEAL)



SOUTH DAKOTA CERTIFIED READY SITES

APPLICATION FORM

1.2 Provide a copy of the option, if applicable.

Not applicable

SOUTH DAKOTA CERTIFIED READY SITES

APPLICATION FORM

1.3 Provide a letter from the property owner stating the sale price of the land.

Please see following letter.



803 East 4th Street • Yankton, South Dakota 57078 • 605-665-3636

October 31, 2013

Re: Yankton Area Progressive Growth, Inc.
Certified Ready Site Application — Land Price

To whom it may concern:

Yankton Area Progressive Growth, Inc. (YAPG) has 20.0 acres that are available for development at its Archery Business Park Development Site. The price that has been placed on the property is \$2.30 per square foot. YAPG Board of Directors has reserved the right to consider other offers per the request of the potential buyer.

The price of the land is negotiable. The community is seeking buyers that have interest in being close to the National Field Archery Association Complex adjacent to the site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ronald Kraft', is written over a long horizontal line that extends across the page.

Ronald Kraft
Interim Director
Yankton Area Progressive Growth, Inc.

SOUTH DAKOTA CERTIFIED READY SITES

APPLICATION FORM

1.4 Provide documentation of all easements, rights-of-way or covenants that apply to the property.

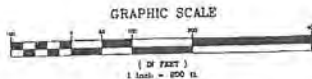
Please see following pages.

A Re-Plat of Lots 1, 2, and 3 of Hagemann Addition in the NE1/4 of the NE 1/4 and Government Lot 1 of Section 17, T 93 N, R 55 W of the 5th P.M., Yankton County, South Dakota
 (Previously platted in Book S19, Page 278 in the Yankton County Register of Deeds Office)



LEGEND

- Found Rebar w/Cap Stamped "J. BRANDT R.L.S. 5349"
- ⊙ Found Rebar w/Cap Stamped "TOM WEEKS PELS 2912"
- ⊙ Found 2" Pipe
- ⊙ Found 1" Pipe
- ⊙ Found 1/2" Pipe



Sheet 1 of 2
JF# Y08191.S01
CC: Ian S. Vik
DWG: Chris A. Gadeken, CST
CK BY: Mark E. Johnson, L.S.

Prepared By
Eisenbraun & Associates
 Professional Engineers & Surveyors
 Innovative Solutions - Long Term Value
 216 Walnut
 Yankton, South Dakota 57078
 605-665-4022
 FAX 605-665-0523
 www.easwa.com

SURVEYOR'S CERTIFICATE

I, Mark E. Johnson, a Licensed Land Surveyor of Yankton, South Dakota, have, at the direction of John Hagemann and the National Field Archery Association of the United States, as owners, conducted a survey of the land described as follows: Re-Plat of Lots 1, 2, & 3 of Hagemann Addition in the NE 1/4 of the NE 1/4 and Government Lot 1 of Section 17, Township 93 North, Range 55 West, of the 5th Principal Meridian, Yankton County, South Dakota. Previously platted in Book S19, Page 278 in the Yankton County Register of Deeds Office.

I also certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

Dated this 24th day of July, 2009

Mark E. Johnson
Mark E. Johnson, LS #5016



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the absolute and unqualified owner of the land included in this plat being entitled; Re-Plat of Lots 1, 2, & 3 of Hagemann Addition in the NE 1/4 of the NE 1/4 and Government Lot 1 of Section 17, Township 93 North, Range 55 West, of the 5th Principal Meridian, Yankton County, South Dakota. Previously platted in Book S19, Page 278 in the Yankton County Register of Deeds Office, that the plat has been made at my request and under my direction for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations and such development shall be accomplished in such a manner that all waters of the state on or adjacent to the subdivision shall be protected from pollution from sewage from such subdivision, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements as shown and marked on this plat.

In witness whereof I have hereunto set my hand this 19th day of August 2009

John Hagemann
John Hagemann

ACKNOWLEDGEMENT

State of SOUTH DAKOTA
County of YANKTON

On this 19th day of August 2009 before me the undersigned a Notary Public,

personally appeared John Hagemann known to be the persons whose names are subscribed to the foregoing Dedication, and I hereby acknowledge that they executed the foregoing instrument.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year written above.

My commission expires Oct. 15, 2009

Louis E. Bottorf Notary Public

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the absolute and unqualified owner of the land included in this plat being entitled; Re-Plat of Lots 1, 2, & 3 of Hagemann Addition in the NE 1/4 of the NE 1/4 and Government Lot 1 of Section 17, Township 93 North, Range 55 West, of the 5th Principal Meridian, Yankton County, South Dakota. Previously platted in Book S19, Page 278 in the Yankton County Register of Deeds Office, that the plat has been made at my request and under my direction for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations and such development shall be accomplished in such a manner that all waters of the state on or adjacent to the subdivision shall be protected from pollution from sewage from such subdivision, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements as shown and marked on this plat.

In witness whereof I have hereunto set my hand this 19th day of August 2009

Bruce Cull
Bruce Cull, NFAA President

CORPORATION ACKNOWLEDGEMENT

State of SOUTH DAKOTA
County of YANKTON

Be it remembered that on this 19th day of August 2009, before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Bruce Cull of the National Field Archery Association of the United States, known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

My commission expires Oct. 15, 2009

Louis E. Bottorf Seal
Notary Public, Yankton County, South Dakota

RESOLUTION OF APPROVAL

Whereas it appears that the owner thereof has caused a plat to be made of the following described real property for approval: Re-Plat of Lots 1, 2, & 3 of Hagemann Addition in the NE 1/4 of the NE 1/4 and Government Lot 1 of Section 17, Township 93 North, Range 55 West, of the 5th Principal Meridian, Yankton County, South Dakota. Previously platted in Book S19, Page 278 in the Yankton County Register of Deeds Office; and

Whereas such plat has been submitted to the Planning Commission of the City of Yankton, South Dakota for a report and recommendations thereon to the City Commission as required by law; now

Therefore be it resolved that such plat has been executed according to the law and the same is hereby approved and the City Finance Officer is hereby authorized and directed to endorse on such plat a copy of this resolution and certify the same.

[Signature]
Mayor, City of Yankton
South Dakota

AL VIEROCK, City Finance Officer of the City of Yankton, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the City Commission of the City of Yankton, South Dakota

on this 24th day of July, 2009

Al Vierock
City Finance Officer,
Yankton, South Dakota

CERTIFICATE OF COUNTY TREASURER

I, the undersigned County Treasurer for Yankton County, South Dakota, do hereby certify that all taxes which are liens upon any of the land included in the above and foregoing plat, as shown by the records of my office, have been fully paid.

Dated this 9th day of September 2009



DIRECTOR OF EQUALIZATION

I, the undersigned, County Director of Equalization for Yankton County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Dated this 24th day of September 2009

Scott Mackey
Director of Equalization
Yankton County

CERTIFICATE OF COUNTY AUDITOR

I, _____ County Auditor of Yankton County, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the Board of County Commissioners of Yankton County, South Dakota.

Dated this _____ day of _____

N/A MJB
Yankton County Auditor

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota)
County of Yankton)

Filed for record this 24th day of September 2009 at

10:30 o'clock A M. and recorded in Book 819 of Plats on page 311 therein.

Bruce J. Hunkoff
Register of Deeds
Yankton County
106993
\$15.00 pd.



Prepared By

Eisenbraun & Associates
Professional Engineers & Surveyors

Innovative Solutions - Long Term Value
216 Walnut
Yankton, South Dakota 57501
REG-005-0002
FAX 605-666-0923
www.easysd.com

Sheet 2 of 2
JF# Y08191.S01
CC: Ian S. Vik
DWG: Cliris A. Gadekin, CST
CK BY: Mark E. Johnson, L.S.