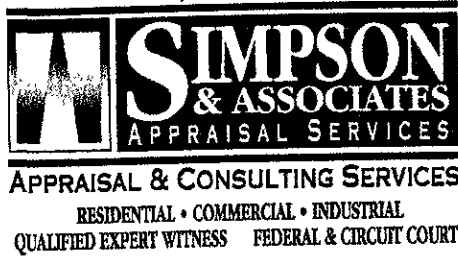




KEN E. SIMPSON, SRA  
STATE CERTIFIED GENERAL APPRAISER



P.O. BOX 9248  
RAPID CITY, SD 57709  
(605) 341-3800  
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PW121305-03

November 16, 2005

Mr. Jason E. Green  
City Attorney  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701-2724

**RE: Complete Appraisal, Summary Report For *Farnwood Avenue Land Acquisition, Re-alignment Project at Farnwood & Rapp Street, Rapid City, South Dakota***

Dear Mr. Green:

Pursuant to your authorization, I have appraised for market value the *Farnwood Avenue Land Acquisition*. The property is located at Farnwood and Rapp Street, Rapid City, South Dakota.

The summary appraisal report attached is prepared in conformance with the guidelines of the *2005 Uniform Standards of Professional Appraisal Practice* and to the higher *Standards of Professional Practice* of the Appraisal Institute, of which I am a member.

Based on the certifications, and assumptions and limiting conditions attached, my final opinion of the market value of the whole property before acquisition, as of November 14, 2005, is:

**\*\*\*TWO HUNDRED TEN THOUSAND DOLLARS\*\*\*  
\*\*\*\$210,000\*\*\***

The market value of remainder property is valued at \$0. The difference is therefore, \$210,000.

The market value opinion is subject to the certifications, assumptions and limiting conditions that govern the assignment and are included in the report. Also governing the assignment is the scope of the work section that describes the extent of the data and information used to develop the appraisal

Please review all of these sections, *and the entire report*, carefully *prior* to making any decisions regarding the subject.

Farnwood Avenue Land Acquisition, Rapid City, South Dakota

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

PROPERTY TYPE: **Commercial Land** PW121305-03  
NAME: **Farnwood Avenue Land Acquisition**  
CLIENT IDENTIFICATION: **Farnwood/Rapp Street Re-alignment Project, City of Rapid City, SD**  
STREET ADDRESS: **Farnwood/Rapp Street, Rapid City, SD**  
APPRAISAL PURPOSE: **Before and after valuation, partial acquisition for street re-alignment**  
ZONING: **General Commercial**  
HIGHEST AND BEST USE:

**BEFORE ACQUISITION**

AS VACANT: **Retail, commercial development**  
AS IMPROVED: **Na- unimproved**

**AFTER ACQUISITION**

AS VACANT: **Na- uneconomic remnant**  
AS IMPROVED: **Na**

LAND VALUATION:

Before Acquisition: **\$210,000**  
After Acquisition: **\$0**

Farnwood Avenue Land Acquisition, Rapid City, South Dakota

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS-CONTINUED**

FINAL VALUE OPINIONS:

PW121305-03

Before Acquisition:	\$210,000
After Acquisition:	\$0

VALUE DIFFERENCE: \$210,000

EFFECTIVE DATE OF APPRAISAL: November 14, 2005

DATE OF APPRAISAL REPORT: November 16, 2005

