April 12, 2018

MaROUS & COMPANY

Fredrikson & Byron, P.A.
200 South 6th Street - Suite 4000
Minneapolis, Minnesota 55402

Attention: Ms. Mollie Smith, Attorney at Law

Subject: Market Impact Analysis
Proposed Crocker Wind Farm
Clark County, South Dakota

Dear Ms. Smith,

In accordance with your request, the proposal to develop a wind farm in Clark County, South Dakota, has been analyzed and this market impact analysis has been prepared.

MaRous & Company has conducted similar market impact studies for a variety of clients and for a number of different proposed developments over the last 30 years. Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups. The types of proposals analyzed include: commercial developments such as shopping centers and big-box retail facilities; religious facilities such as mosques and mega-churches; residential developments such as high-density multifamily and congregate-care buildings and large single-family subdivisions; recreational uses such as skate parks and lighted high school athletic fields; and industrial uses such as waste transfer stations, land-fills, and quarries. We also have analyzed the impact of high-tension electric wires on adjacent residential uses. Energy-related projects include a number of proposed natural gas-fired electric plants in various locations, and the Grand Ridge V and Otter Creek wind farms in LaSalle County, the Pleasant Ridge Wind Farm in Livingston County, the Walnut Ridge Wind Farm in Bureau County, the McLean County Wind Farm in McLean County, and the Twin Forks Wind Farm, in Macon County, all in Illinois; the Freeborn County Wind Farm in Freeborn County, Minnesota; the Ida II Wind Farm in Ida County, the Palo Alto County Wind Farm in Palo Alto County, both in Iowa; the Orangeville Wind Farm in Wyoming County, New York; the Dorchester County Solar Farms in Dorchester County, Maryland; and the Badger Hollow Solar Farm in Iowa County, Wisconsin. In addition, we are in the process of completing market impact studies for multiple wind projects in South Dakota.

In addition to this experience, MaRous & Company has appraised a variety of properties in the large market area of the proposed project in South Dakota, in North Dakota, in Iowa, and in Minnesota in the last 3 years, including: industrial facilities, food processing plants, and warehouse and distribution facilities ranging in size from 50,000 to 1,000,000 square feet, and more than 20 major retail facilities.

EXHIBIT
tabbies
A16-1

Table of Contents

Purpose and Intended Use of the Study

The purpose of this appraisal assignment is to analyze the potential impact, if any, on the value of the surrounding rural residential and agricultural properties due to the development of the proposed wind farm. Specifically, this study is designed to address the question of whether the development of the proposed wind farm will have an effect on the value of residential uses and/or agricultural land in proximity to the turbines. Any other use or user of this report is considered to be unintended.

Executive Summary

As a result of the market impact analysis undertaken, I concluded that there is no market data indicating the project will have a negative impact on either rural residential or agricultural property values in the surrounding area. Further, market data from South Dakota, as well as from other states, supports the conclusion that the project will not have a negative impact on rural residential or agricultural property values in the surrounding area. Finally, for agricultural properties that host turbines, the additional income from the wind lease may increase the value and marketability of those properties. These conclusions are based on the following:

- The proposed use will meet or exceed all the required development and operating standards;
- Controls are in place to insure on-going compliance;
- There are significant financial benefits to the local economy and to the local taxing bodies from the development of the proposed wind farm;
- The proposed wind farm will create well-paid jobs in the area which will benefit overall market demand;
- An analysis of recent residential sales proximate to existing wind farms, which includes residential sales within three to five times turbine tip height, did not support any finding that proximity to a wind turbine had any impact on property values;
- An analysis of agricultural land values in the area and in other areas of the state with wind farms did not support any finding that the agricultural land values are negatively impacted by the proximity to wind turbines;
- Studies indicate that wind turbine leases add value to agricultural land;
- A survey of County Assessors in six South Dakota counties in which wind farms are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuations;
- A survey of County Assessors in eight Minnesota counties in which wind farms are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuations;

- A survey of County Assessors in 26 Iowa counties in which wind farms are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuations; and
- A survey of County Assessors in 18 Illinois counties in which wind farms are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuations.

Definition of Market Value

When discussing market value, the following definition is used:

The most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

Scope of Work and Reporting Process

Information was gathered concerning the real estate market generally and the market of the area surrounding the proposed conditional use specifically. The uses in the surrounding area were considered. The following summarizes the actions taken:

- Review of the Clark County Zoning Ordinance on wind energy and other public documents;
- Review of the preliminary information for the proposed wind farm from Geronimo Energy, LLC, including supporting documents;
- Review of the *Facility Permit Application to the South Dakota Public Utilities Commission* for the proposed Crocker Wind Farm and transmission line, including associated appendices;
- Direct Testimony and Resumes of Expert Witnesses:
  - Brie Anderson
  - Barry Fladeboe

[1] (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

  - Rob Copouls
  - Eddie Duncan
  - Elizabeth Engelking
  - Michael Morris
  - Mark Thayer
- Review of the demographics in the area of the proposed wind farm;
- Data on the general market area of the proposed wind farm, and on the other areas in South Dakota and/or Clark County in which existing wind farms are located;
- Data on the market for single-family houses in the immediate area of the proposed wind farm and from other areas in the county from public sources, and from the Clark County public records, and public records from nine other counties in South Dakota[2];
- Local real estate professionals were interviewed concerning recent sales in the area, local market conditions, and the impact of wind turbines on property values in the area;
- Properties used for development of the matched pairs were physically inspected on the exterior, and photographs of the interiors were reviewed where available;
- Inspections were performed of the subject area and the areas in nearby counties with existing wind farms by Michael S. MaRous on April 5-6, 2018. As well as inspections of Codington County and Grant County by Michael S. MaRous and Joseph M. MaRous on February 18-19, 2018 and of Deuel County by Michael S. MaRous on October 4-5, 2017.

This document is considered to conform to the requirements of the *Uniform Standards of Professional Appraisal Practice and Advisory Opinions* (USPAP). This letter is a brief recapitulation of the appraisal data, analyses, and conclusions; additional supporting documentation is retained in the MaRous and Company office file. There are no extraordinary assumptions or hypothetical conditions included in the market study.

In order to form a judgment concerning the potential impact, if any, on the value of the surrounding residential properties of the approval of the conditional use for the proposed wind farm, I have considered the following:

- The character and the value of the residential and agricultural properties in the general area of the proposed wind farm;
- Agricultural land values in Clark County, and in other South Dakota counties in which wind farms are located;
- Market trends for both residential and agricultural land up to the past 5 years;
- The economic impact on the larger community by the approval of the conditional use as proposed; and
- The impact on the value of the surrounding residential and agricultural properties by the approval of the proposed wind farm.

[2] Deuel County, Codington County, Grant County, Aurora County, Brookings County, Charles Mix County, Day County Hyde County, and Jerauld County

Description of Area and Proposed Development Area Analysis

Clark County is located in the northeast region of the state of South Dakota. The 2017 population for Clark County was estimated to be 3,743 persons, up from 3,691 in 2010. The community of Crocker, as of the 2010 census, had a population of 19 persons. The county population is situated in approximately 1,502 households as of 2017.[3] The median household income was estimated to be $50,548. Of the total approximately 13,145 housing units in the county, 1,026 or approximately 7.8 percent are vacant. The median single-family house value was $164,097.

The unemployment rate in Clark County as of 2017 was 2.3 percent, and the median weekly household wage in 2017 was $972.

The largest city in the northeast region of the state is Watertown, with 22,172 persons, and it is approximately 30 miles southeast of the subject's eastern border. The largest city in Clark County is Clark, with 1,139 persons, and it is approximately 7 miles south of the subject's southern border.

The proposed wind farm is located in the northwest corner of Clark County, adjacent to the border of Day County, and will encompass the townships of Warren, Spring Valley, Cottonwood, Ash, and Woodland. A copy of a map of the proposed footprint of the wind farm is located in the addenda to this report.

Like the majority of South Dakota, this area is primarily rural in nature. In addition to farms, there are single-family houses situated on either smaller lots or larger farmsteads. The following table summarizes recent sales of these types of residences in the general area of the proposed Crocker Wind Farm. A map illustrating the location of each of these sales is included in the addenda to this market impact study.

[3] The demographic data included in this section of the report are taken from Site-to-do-Business, https://www.stdb.com. Unless otherwise indicated, the data is from 2017.

RECENT SINGLE-FAMILY RESIDENTIAL SALES SUMMARY
IN THE AREA NEAREST TO THE PROPOSED CROCKER WIND FARM

No.	Location	Sale Price	Sale Date	Site Size (Acres)	Year Built	Building Size (Sq. Ft.)	Sale Price Per Sq. Ft. of Bldg. Area Incl. Land
1	507 N. Cloud St. Clark, South Dakota	$34,300	6/16	0.34	1930	936	$36.65
2	309 S. Smith St. Clark, South Dakota	$67,500	8/16	0.28	1915	1,144	$59.00
3	208 5th Ave. SE Clark, South Dakota	$90,000	8/16	0.14	1955	1,000	$90.00
4	108 5th Ave. NW Clark, South Dakota	$111,500	8/16	N/A	N/A	1,520	$73.36
5	1006 N. Smith St. Clark, South Dakota	$113,000	7/16	0.28	1996	1,232	$91.72

Due to the lack of sales in Clark County, a sample size of 90 residential sales throughout nearby Codington County from year 2014 to 2017 also was compiled and was analyzed. Codington County was chosen to represent the market in this overall analysis due to the county's much larger population compared to that of surrounding counties. The sales were compiled from public sources and were broken down by price per square foot and year sold. The data is represented in the following charts.

Noting the trend line, indicated in the data in the charts above, the overall residential market has been declining slowly throughout the past 4 years; however, due to the ever-growing tourism business of the region, properties that are located on the county's lakes are having significant growth compared to the county as a whole.

Proposed Project

The proposed project currently plans to generate up to 400 megawatts from up to 120 wind turbines. The turbines will have an output of 2.0 megawatts to 4.0 megawatts each and will be approximately 443 feet (135 meters) to 492 feet (150 meters) to the top of the blade tip. The proposed wind farm will consist of covering approximately 29,331 acres of land in Clark County. The proposed project area is described in a map in the addenda to this market study. All turbines will be new, and none will be experimental or prototype equipment. The turbine specifications are described in the following table.

Characteristic	Turbine			
	Gamesa G126	Vestas V136-3.45	GE 2.5-116	Vestas V110
Nameplate capacity (kW)	2625	3450	2500	2000
Hub height (m)[1]	84	82	90	80/95
Rotor Diameter (m)	126	136	116	110
Total height (m)[2]	147	150	148	135/150
Cut-in wind speed (m/s)[3]	3	3	3	3
Rated capacity wind speed (m/s)[4]	10	10	11	11
Cut-out wind speed (m/s)[5]	25	21	25	20
Maximum sustained wind speed (m/s)[6]	52.5	52.5	52.5	52.5
Wind Swept Area (m^2)	12,469	14,526	10,568	9,503
Rotor speed (rpm)	6.0-11.6	6.6-12.5	8.0-15.7	6-17.0

The total cost is estimated to be $1,500,000 per megawatt or $600,000,000 with a possible fluctuation of +/- 20 percent. Ancillary construction includes 16-foot to 36-foot-wide gravel-covered access roads, a transmission facility with 345 kV lines, a collector substation that will increase voltage from 34.5 kV to 345 kV, an interconnection switching station to send power across the Basin Electric Groton-to-Watertown 345 kV line, four meteorological towers, a “SCADA” or Supervisory Control and Data Acquisition system, a fiber optic communications system, FAA-approved aircraft detection lighting system or “ADLS”, and an operations and maintenance building. Agreements with Clark County and with townships impacted will identify roads to be used and will require repairing of any damage caused by the project. All Clark County setback, noise, and shadow flicker standards for participants and non-participants will be met for each turbine. The specific setback, noise, and shadow flicker requirements are illustrated in the following table.

Turbine Setback Requirement	Requirements	Proposed Setbacks
Clark County		
4.21.03 (2)(a) Off-site residences, businesses, churches, and buildings owned and/or maintained by governmental entity	3,960 feet	3,960 feet
4.21.03 (2)(a) Buildings on-site or lessor's residences	500 feet	1,000 feet plus any distance needed to meet noise requirement and shadow flicker commitment
4.21.03 (2)(b) Centerline of public roads	500 feet or 110 percent the height of the wind turbine	550 feet minimum and 110 percent of turbine height should the turbine be taller
4.21.03 (2)(c) Any property line	500 feet or 110 percent the height of the wind turbine, whichever is greater	County requirement for non-participants, setback has been waived for participants
Setback from cemeteries (condition of CUP)	1 mile	1 mile
Noise requirement	Distance from receptors must meet the noise standard of 50 A-weighted decibels ("dBA")	Crocker will site turbines at the distance required to meet the 50-dBA standard
South Dakota		
SDCL 43-13-24 Property lines	500 feet or 1.1 times the height of the tower, whichever is greater	Turbines are sited to meet this standard
Voluntary		
Shadow Flicker	Not regulated by State, Federal or local law	Distance required to meet voluntary commitment of 30 hours per year or less at any residence

Project Benefits

In accordance with the State of South Dakota's property assessment requirements for wind turbines, real estate tax benefits for the entire Crocker Wind Farm are estimated to be greater than $1,800,000 per year, or approximately $36,000,000 over 20 years, if the full capacity is constructed. The wind farm will make payments to a community fund that are estimated to be greater than $80,000 per year, or $1,600,000 over 20 years. The local annual taxes paid are illustrated in the following table.

	Yearly
School District Tax Revenue	$660,000
Township Tax Revenue	$198,000
County Tax Revenue	$462,000
Total Local Tax	$1,320,000

Annual payments to participating landowners and good-neighbor agreements will add significantly to the local economy. Participating landowners will be receiving a share of more than $2,300,000 in annual payments. Additionally, the project will generate approximately 300 temporary construction jobs and is expected to create approximately 10-20 permanent jobs when fully operational. Geronimo anticipates that approximately 80 percent of the permanent jobs will be locally hired.

When adding the annual tax revenue to the annual land rent payments, plus the permanent job revenue, the economic annual benefit due to the project could exceed $3,500,000. It is estimated that 150 acres of pasture and agricultural land could be used for the wind farm, support facilities, and transmission lines. The lost land rent at an average of $125 per acre, could be less than $20,000 per year. Simply compared the annual economic benefits of over $3,500,000 compared to lost pasture/agricultural land rents of $20,000, is a huge annual and long term economic benefit to the area.

Further direct and indirect impacts from the construction of the project, including permits and construction jobs, as well as "induced impacts" from the increase in household spending also are anticipated.

Market Impact Analysis

A market impact analysis is undertaken to develop an opinion as to whether the proposed wind farm will have an effect on the value of residential uses and/or agricultural land in proximity to the turbines. This analysis includes:

- A matched pair analyzing the impact on value of residential properties proximate to a wind farm in Brookings County, South Dakota, as well as matched pairs developed in counties with similar demographics, land use, and economic characteristics, just east of this area in Minnesota, and in similarly rural counties in Iowa and Illinois;
- The value of agricultural land in Clark County and in other counties with existing wind farms;
- Interviews of local real estate professionals;
- The results of a survey of assessors in South Dakota, Iowa, Minnesota, and Illinois with existing wind farms in their respective jurisdictions; and
- The results of several academic and peer-reviewed studies of the impact of wind turbines on residential property values.

Matched Pair Analysis

A matched pair analysis is a methodology which analyzes the importance of a selected characteristic, in this instance proximity to a wind turbine, to the value of a property.[4] This technique compares the sale of a property in proximity to the selected characteristic to the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic.

It is difficult to find properties that are identical except for proximity to a wind turbine, and which also occurred under substantially similar market conditions, especially in rural areas. Many sales in the area are also conducted privately from family member to family member, or passed down from generation to generation, causing there to be a lack of sale information or, in most cases, the properties do not sell at full value. The research throughout Clark County indicated that there were no sales proximate to wind turbines in the county. The only sale found in South Dakota that is located in the general market area of a wind farm, based on data research from the entire state, was a residence approximately 4 miles from the Buffalo Ridge Wind Farms in nearby Brookings County. This sale provided some basis for a comparison analysis due to the similar demographics and land use of the surrounding area. However, the sale is not close enough to a wind turbine to serve as a proximate sale. Thus, while a paired sales analysis is provided, it is not considered a proximate matched pair for purposes of determining potential impact on value due to proximity to a wind farm.

Due to the lack of sales data proximate to wind turbines in South Dakota, data from nearby states that have a stronger presence of wind turbines, similar demographics, similar economics, and similar agricultural characteristics, have been analyzed.

Details of the sales included in this analysis are retained in my office files; maps in the addenda to this report illustrate the location of the properties. Unless otherwise indicated, none of the purchasers in these transactions appear to own any other property in proximity, and none of the transactions appear to have a wind turbine lease associated with the property.

[4] See the discussion "Paired Sales Analysis" and "Sale/Resale Analysis" in Bell, Randall, MAI, Real Estate Damages, *Applied Economics and Detrimental Conditions, Second Edition,* Appraisal Institute, 2008, pages 25-27. The ideal is to review a sale and resale of a property in proximity to a selected characteristic, to compare it to a sale and resale of a similar property without such proximity, and to then analyze whether the proximity to the selected characteristic influenced the change in value. However, in rural areas it usually is not possible to find data for this type of "pure pair" analysis.

Brookings County No. 1

The Buffalo Ridge Wind Farms are located in Brookings County in the East-Central region of South Dakota and consist of 129 turbines that began commercial operations in 2009. Both phases I and II are located primarily in Brookings County. Phase I came online in 2009 with 24 turbines generating approximately 50.4 MW of power. Phase II was much larger, following the first phase the next year in 2010 with 105 turbines generating approximately 210 MW of power. A property located at 19937 473rd Avenue, White, South Dakota, sold in May 2015 for $169,500. The sale previously sold in July 2014 for $121,640. The nearest turbine is approximately 4 miles to the east of this property.

This property is compared with a similar property located at 5705 Rathum Loop, Brookings, South Dakota, that sold in June 2015, which is not located proximate to any wind turbines. The salient details of these two properties are summarized in the table below.

The following aerial map illustrates the relationship of the 473rd Avenue property to the closest wind turbines.

BROOKINGS COUNTY NO. 1

	1A - Within 4 Miles of a Wind Turbine	1B - Over 10 Miles from a Wind Turbine
Address	19937 473rd Ave. White, SD 57276	5705 Rathum Loop Brookings, SD 57006
Distance from Turbine	4 Miles (nearest)	13 Miles
Sale Date	May 20, 2015	June 5, 2015
Sale Price	$169,500	$142,000
Sale Price/Sq. Ft. (A.G.)	$61.68	$68.33
Year Built	1908	1973
Building Size	2,748 sq. ft.	2,078 sq. ft.
Lot Size	14.8 acres	0.49 acre
Style	Two-story; frame (vinyl) 5 bdrms., 2.0 ba.	One-story; frame (vinyl) 9 rms., 3 bdrms.
Basement	Full, unfinished	Crawlspace
Utilities	Central air; Electric & forced-air heat; Well & septic	Central air; Forced-air heat; Well & septic
Other	Large detached barn; Shed, utility buildings	1-car attached garage 3-car detached garage Patio, deck, utility buildings

19937 473rd Avenue

5705 Rathum Loop

Although the 473rd Avenue property is a two-story farmstead, and the Rathum Loop property is technically a ranch-style house, both properties have similar amenities, and are situated in similar exterior surroundings. An upward adjustment for the superior building size of Rathum Loop is required. In the case of the 473rd Avenue property, there is a large detached barn, a shed, and utility buildings. The property is also in a very rural area of the county. In the case of the Rathum Loop property, there are two garages and a multiple utility building. The Rathum Loop building is of newer construction yet is still approximately 50 years old. The 473rd Avenue property is closer to 100 years old. Both properties are considered to be in normal condition by the Brookings County Assessor. An upward adjustment is made for the basement area of Rathum Loop. The 473rd Avenue property is situated on a much larger lot than that of the Rathum Loop property requiring an upward adjustment; however, both lots are surrounded by agricultural and pasture land, which mitigates the size differential to some degree.

ADJUSTMENT GRID

SALE NO.	LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LOT SIZE	STYLE	BASEMENT	UTILITIES	OUT-BUILDINGS
1B	5705 Rathum Loop Brookings, South Dakota	o	-	+	+	+	+	o	o

\+ Positive adjustment based on comparable being inferior in comparison to property #1A
\- Negative adjustment based on comparable being superior in comparison to property #1A
o No adjustment necessary

Considering the adjustments noted in the above table for the newer construction, yet smaller size of the Rathum Loop property, the lower price of the 473rd property is justified by the factors noted in the above description.

Matched Pair Analysis- Minnesota, Iowa, and Illinois Counties

In addition to analyzing sales in the subject project area, we have researched sales in proximity to several existing wind farms in rural areas of Minnesota, Iowa, and Illinois, due to the lack of data in South Dakota and similarity in land use to rural areas of the region, in order to discover whether residential property values in these areas were impacted by their locations. The following are the results of the most recent of these studies.

As with the Brookings County research, details of these sales are retained in my office files; maps in the addenda to this report illustrate the location of these matched pairs. Unless otherwise indicated, none of the purchasers in these transactions appear to own any other property in proximity, and none of the transactions appear to have a wind turbine lease associated with the property.

MINNESOTA MATCHED PAIR STUDY

Freeborn County Matched Pair No. 1

Freeborn County, Minnesota, is located north adjacent to central Iowa. Matched Pair #1 considers the sale of a property in the footprint of the Bent Tree Wind Farm in Freeborn County, which has been operational since February 2011. The house is located at 69525 305th Street, Hartland, sold in March 2016. This house is approximately 2,375 feet from the nearest turbine; there are several turbines located to the south and southeast.

This sale is compared with a similar property located at 70308 240th Street, Albert Lea, that sold in May 2016. Wind turbines are visible from the house, but the turbines are more than 1.5 miles away. The location is very rural in nature. Market conditions are considered to be substantially similar at the dates of sale. The salient details of these two properties are summarized in the table below.

FREEBORN COUNTY MATCHED PAIR NO. 1

	1A - Proximate to a Wind Turbine	1B - Not Proximate to a Wind Turbine
Address	69525 305th St. Hartland, MN 56042	70308 240th St. Albert Lea, MN 56007
Distance from Turbine	2,375 (nearest)	NA
Sale Date	March 31, 2016	May 16, 2016
Sale Price	$89,000	$100,000
Sale Price/Sq. Ft. (A.G.)	$57.12	$61.80
Year Built	1880	1925
Building Size	1,558 sq. ft.	1,618 sq. ft.
Lot Size	5.51 acres	4.01 acres
Style	Farm house; frame (vinyl) 3 or 4 bdrms., 2.0 ba.	Farm house; frame (vinyl) 3 bdrms., 2.0 ba.
Basement	Full, unfinished	Partial, unfinished
Utilities	No central air; propane heat; Well & septic	Central air; natural gas heat; Well & septic
Other	2-car detached garage Deck, outbuildings	2.5-car detached garage Deck, outbuildings

69525 305th Street

70308 240th Street

Both properties are older, farm-house style and of frame construction with vinyl siding. They are somewhat similar in size. However, the 240th Street house is superior to the 305th Street house in condition; it is classified by the Assessor as being in better condition and is described in the online listing as having been renovated recently. The 305th Street house does not have central air conditioning, and does not have natural gas available; however, the 240th Street house has both. Both the central air conditioning and the availability of natural gas are considered superior factors for 240th Street requiring a downward adjustment. An upward adjustment for the full basement of 305th Street compared to the partial basement of 240th Street.

The house on 240th Street has a site size approximately 1.5 acres smaller than that of the 305th Street house. However, this is more than offset by its location on a hard-surface road, as well as the proximity to Interstate 90 access and to the city of Albert Lea.

ADJUSTMENT GRID

SALE NO.	LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LOT SIZE	STYLE	BASEMENT	UTILITIES	OUT-BUILDINGS
1B	70308 240th St. Albert Lea, Minnesota	+	-	o	o	o	+	-	o

\+ Positive adjustment based on comparable being inferior in comparison to property #1A
\- Negative adjustment based on comparable being superior in comparison to property #1A
o No adjustment necessary

When the adjustments noted above for superior condition, air conditioning, and the availability of natural gas are made to the sale price of the 240th Street house, the two properties have essentially the same per square foot value. In other words, the higher per foot sale price for the 240th Street house is justified by its superior condition and amenities. Thus, the difference in the sale price does not support the conclusion that proximity to the wind turbines had a negative impact on the sale price of the property at 69525 305th Street.

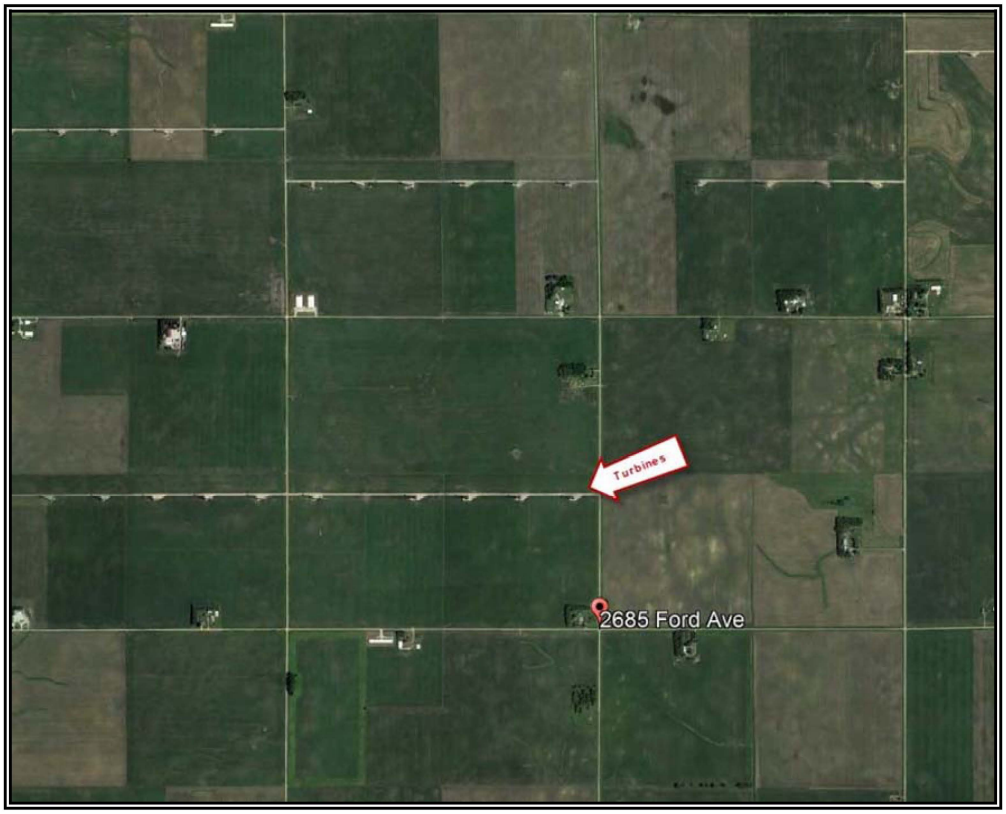
IOWA MATCHED PAIR STUDY

Hancock County is located in northern Iowa and is a largely rural county, primarily agricultural in nature. The county has two areas of wind turbines, the Hancock County wind farm in the southeast portion of Hancock County and the Crystal Lake Energy Center in the northwest portion of Hancock County.

Hancock County Matched Pair No. 1

Crystal Lake I Wind Farm is located in Hancock County in north central Iowa and consists of 100 turbines that began commercial operations in 2008. Phases II and III located primarily in Winnebago County, added another 80 and 44 turbines, respectively, and began operations in approximately 2009. A property located at 2685 Ford Avenue, Britt, sold in May 2016, for $155,400. The sale previously sold in October 2012 for $150,000. The nearest turbine is approximately 2,000 feet to the north and west of this property.

The following aerial map illustrates the relationship of the Ford Avenue property to the closest wind turbines.



This property is compared with a similar property located at 2855 Taft Avenue that sold in December 2014 and is not located proximate to any wind turbines. Market conditions between December 2014 and May 2016 are considered to have been stable in this area of Iowa. The salient details of these two properties are summarized in the table below.

HANCOCK COUNTY MATCHED PAIR NO. 1

	1A - Proximate to a Wind Turbine	1B - Not Proximate to a Wind Turbine
Address	2685 Ford Ave. Britt, IA 50423	2855 Taft Ave. Garner, IA 50438
Distance from Turbine	2,020 (nearest)	NA
Sale Date	May 20, 2016	December 22, 2014
Sale Price	$155,400.00	$190,000.00
Sale Price/Sq. Ft. (A.G.)	$81.62	$94.25
Year Built	1959	1975
Building Size	1,904 sq. ft.	2,016 sq. ft.
Lot Size	2.08 acres	1.22 acres.
Style	Ranch; frame (metal siding) 3 bdrms., 2.0 ba.	Split level; frame 3 bdrms., 2.0 ba.
Basement	Full, finished	None; slab
Utilities	Central air; Well & septic	In-wall air; Electric heat Well & septic
Other	2-car attached garage; 1-car detached garage; Patio, porch, shed	2.5-car attached garage; Patio, deck, utility buildings

2685 Ford Avenue

2855 Taft Avenue

Although the Ford Avenue property technically is a ranch-style house, and the Taft Avenue property is a split-level-style house, both properties have lower levels that comprise a family room and an additional room. An upward adjustment for the superior market condition of the Ford Avenue property is made. In the case of the Ford Avenue property, the additional lower-level room is a kitchen, and the basement square footage is not included in the building size and an upward adjustment is made for this feature. In the case of the Taft Avenue property, the lower level is not below grade, and the area, which includes a family room and a bedroom, is included in the square footage. The Taft Avenue building is of newer construction and a downward adjustment is made; however, the Ford Avenue property has been adequately maintained. Both properties are considered to be in normal condition by the Hancock County Assessor. An upward adjustment is made for the central air of Ford Avenue compared to the in-wall air of Taft Avenue. The Ford Avenue property is situated on a larger lot than that of the Taft Avenue property; however, both lots have wooded areas along the rear property line, which mitigate the size differential to a large degree.

ADJUSTMENT GRID

SALE NO.	LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LOT SIZE	STYLE	BASEMENT	UTILITIES	OUT-BUILDINGS
1B	2855 Taft Ave. Garner, Iowa	+	-	o	o	+	-	+	o

\+ Positive adjustment based on comparable being inferior in comparison to property #1A
\- Negative adjustment based on comparable being superior in comparison to property #1A
o No adjustment necessary

When the adjustments noted above for newer construction and the superior above-grade location of the second family room are made to the sale price of the Taft Avenue house, the two properties have essentially the same per square foot value. In other words, the higher per foot sales price for the Taft Avenue house is justified by its superior condition and location. Thus, the difference in the sale price does not support the conclusion that proximity to the wind turbines had a negative impact on the value of the Ford Avenue property.

ILLINOIS MATCHED PAIR STUDY

Macon County Matched Pair No. 1

Matched Pair #1 considers the recent sale of a property located at 8873 North Glasgow Road, Warrensburg, that is 1,855 feet from the nearest wind turbine located within the subject, the Twin Forks Wind Farm, with approximately four additional turbines visible from the property to the north and west.

This sale is compared with a similar property located at 1511 Hunters View Drive, Mount Zion, that sold in June 2013. The location is in a suburban setting, but the area is still very rural in nature. The salient details of these two properties are summarized in the table below.

MACON COUNTY MATCHED PAIR NO. 1

	1A - Proximate to a Wind Turbine	1A - Prior Sale	1B - Not Proximate to a Wind Turbine
Address	8873 North Glasgow Road Warrensburg, IL 62573	8873 North Glasgow Road Warrensburg, IL 62573	1511 Hunters View Drive Mount Zion, IL 62549
Distance from Turbine	1,855 (nearest)	NA	NA
Sale Date	June 12, 2017	March 25, 2014	une 31, 2013
Sale Price	$214,000	$184,000	$193,000
Sale Price/Sq. Ft. (A.G.)	$124.35	$106.91	$91.90
Year Built	2006	2006	2006
Building Size	1,721 sq. ft.	1,721 sq. ft.	2,100 sq. ft.
Lot Size	1.04 acres	1.35 acres	0.21 acres
Style	1-story, frame (vinyl) 4 bdrms., 2 ba.	1-story, frame (vinyl) 3 bdrms., 2 ba.	2-story, frame (vinyl/brick) 4 bdrms.; 2.1 ba.
Basement	Full; partially finished	Full; unfinished	Full; finished
Utilities	Geothermal heat & cooling Well & septic	Geothermal heat & cooling Well & septic	Central Air; Forced-air heat Public Sewer
Other	2.5-car attached garage; Front porch and deck	2.5-car attached garage; Front porch	3-car attached garage Patio

8873 North Glasgow Road

1511 Hunters View Drive

The house at 8873 North Glasgow Road, is located approximately 8 miles northwest of Decatur, in a rural area. According to the Macon County Assessor's records, this house previously sold in March 2014 for $184,000. This indicates an increase in value of approximately 16 percent during a period where residential sale prices generally were not increasing. There is no lease for a wind turbine on this property. According to the most recent selling broker, there was an issue with the well test; the yard was dug up to find the well and to treat the problem. The yard has since returned to normal condition. The broker also stated that the house is in excellent condition and showed very well. The sellers added a wrap-around deck and finished part of the basement to add a fourth bedroom. The seller was being relocated and was offered a low price for the relocation fee; the sellers put the house on the market on their own and were able to sell it almost immediately for greater than the asking price. The broker stated that the turbine being installed proximate to the property is a possible reason for the quick sale at a higher price, which indicates that having a turbine close to this property potentially had a positive effect on the sale.

The house on Hunters View Drive, has a similar, rural location, yet is situated in a suburban setting, and is approximately 4 miles south of Decatur. Although this house sits on a smaller lot than the Glasgow Road property, this is offset by the extra bedroom and by the second floor. The property is not near a wind farm.

ADJUSTMENT GRID

SALE NO.	LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LOT SIZE	STYLE	BASEMENT	UTILITIES	OUT-BUILDINGS
1B	1511 Hunters View Drive Mount Zion, Illinois	+	o	-	+	o	o	+	o

\+ Positive adjustment based on comparable being inferior in comparison to property #1A
\- Negative adjustment based on comparable being superior in comparison to property #1A
o No adjustment necessary

The comparison will be made to the March 2014 date of sale because it is most similar in time to the sale date of the Hunters View Drive property.

Upward adjustments are made for the superior market conditions, larger lot size, and geothermal heating and cooling system of the Glasgow Road property. Downward adjustments are made for the superior building size of the Hunters View Drive property. When the adjustments noted above are made to the sale price of the Glasgow Road house, the two properties have essentially the same per square foot value. Therefore, although the Hunters View Drive house is larger, the higher per foot sales price for the Glasgow Road house is justified by its superior condition and amenities, and its larger lot size. Thus, the difference in the sales price does not support the conclusion that there is any diminution in value resulting from the proximity of the Glasgow Road property to wind turbines. This is further supported by the subsequent sale of the Glasgow Road property, at which time the 2017 sale price increased by $17.44 per square foot over the 2014 sale price.

Logan County Matched Pair No. 1

Matched Pair #1 considers the recent sale of a property located at 2558 1254th Avenue, Emden, that is 2,200 feet from the nearest wind turbine located in the Rail Splitter Wind Farm, with approximately four additional turbines to the northwest visible from the property. Rail Splitter Wind Farm was constructed in 2008-2009 and came on line in July 2009.

This sale is compared with a similar property located at 801 1250th Avenue, Lincoln, that sold in January 2015. The location is very rural in nature. Market conditions are considered to be substantially similar at the dates of sale. The salient details of these two properties are summarized in the table below.

LOGAN COUNTY MATCHED PAIR NO. 1

	1A - Proximate to a Wind Turbine	1B - Not Proximate to a Wind Turbine
Address	2558 1254th Ave. Emden, Illinois	801 1250th Ave. Lincoln, Illinois
Distance from Turbine	2,200 (nearest)	NA
Sale Date	March 19, 2015	January 15, 2015
Sale Price	$108,000	$97,900
Sale Price/Sq. Ft. (A.G.)	$62.21	$71.46
Year Built	1965	1970
Building Size	1,736 sq. ft.	1,370 sq. ft.
Lot Size	1.38 acres	1.33 acres.
Style	Ranch; frame (brick) 3 bdrms., 2 ba.	Ranch; frame (vinyl/stone) 3 bdrms., 2 ba.
Basement	N/A	Full; unfinished
Other	2-car 460 sq. ft. attached garage enclosed porch	2-car 672 sq. ft. attached garage

2558 1254th Avenue

801 1250th Avenue

The house at 2558 1254th Avenue, Emden, is located approximately 8 miles north of Lincoln, in a rural area. According to the Logan County Assessor's records, this house previously sold in November 2011 for $102,500. This indicates an increase in value of approximately 5 percent during a period when residential sale prices generally were not increasing. There is no lease for a wind turbine on this property.

The house at 801 1250th Avenue, Lincoln, has a similar, rural location, approximately 8 miles south of Lincoln. According to the Logan County Assessor's records, this house sold in June 2010 for $128,500, and then was sold in July 2014 in a Sheriff's sale. The January 2015 sale is considered arm's length by the Assessor. This house is smaller in size than the Emden property, and an upward adjustment is considered appropriate. A downward adjustment is made for the full basement of the Lincoln property. The lack of an enclosed porch is offset by the larger garage size.

ADJUSTMENT GRID

SALE NO.	LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LOT SIZE	STYLE	BASEMENT	UTILITIES	OUT-BUILDINGS
1B	801 1250th Ave. Lincoln, Illinois	o	o	+	o	o	-	o	o

\+ Positive adjustment based on comparable being inferior in comparison to property #1A
\- Negative adjustment based on comparable being superior in comparison to property #1A
o No adjustment necessary

There is a $9.25 per square foot difference in sale price between the Emden house and the Lincoln house, in favor of the Emden house. However, considering the adjustments noted, the difference in the per square foot sale price of the two properties is fully justified. Thus, the difference in the sale price does not support the conclusion that there is any diminution in value resulting from the proximity of the Emden property to wind turbines.

Matched Pair Analysis Conclusions

Based on these matched pairs and sales/resales of properties proximate to wind turbines, there does not appear to have been any measurable negative impact on surrounding property values due to the proximity of a wind farm.

Agricultural Land Values

Agricultural land values are typically tied to the productivity of the land and to the commodity prices of crops like corn and soy beans. Other factors include favorable interest rates, and the supply of land compared to the number of buyers. The most recent "Ag Letter" for the 9th District, which includes South Dakota, and is published by the Federal Reserve of Minneapolis, indicated a modest 3 percent increase in agricultural land values after 3 years of mild downward year-over-year changes.

The South Dakota Agricultural Land Trends produced by South Dakota State University[5] reported agricultural land values in Clark County averaged $4,613 per acre in 2016, and $5,066 per acre in 2015. A more recent survey covering the period between February 2016, and February 2017 supported the Federal Reserve's report of an increase in average land value with an average land value of $4,654 per acre, while pasture land still remains at a much lower value of $2,089 per acre.[6] The most likely buyer of agricultural land in South Dakota is an existing farmer or investor, with neighboring farmers paying higher prices than investors. The prognosis appears to be for stable, if not slightly rising land values. The following table and map illustrates values as of February 1, 2017, by region, including Clark County in the Northeast region.

[5] https://igrow.org/up/resources/07-3007-2016.pdf 2016 SDSU South Dakota Farm Real Estate Survey
[6] https://igrow.org/up/resources/07-3007-2017.pdf 2017 SDSU South Dakota Farm Real Estate Survey

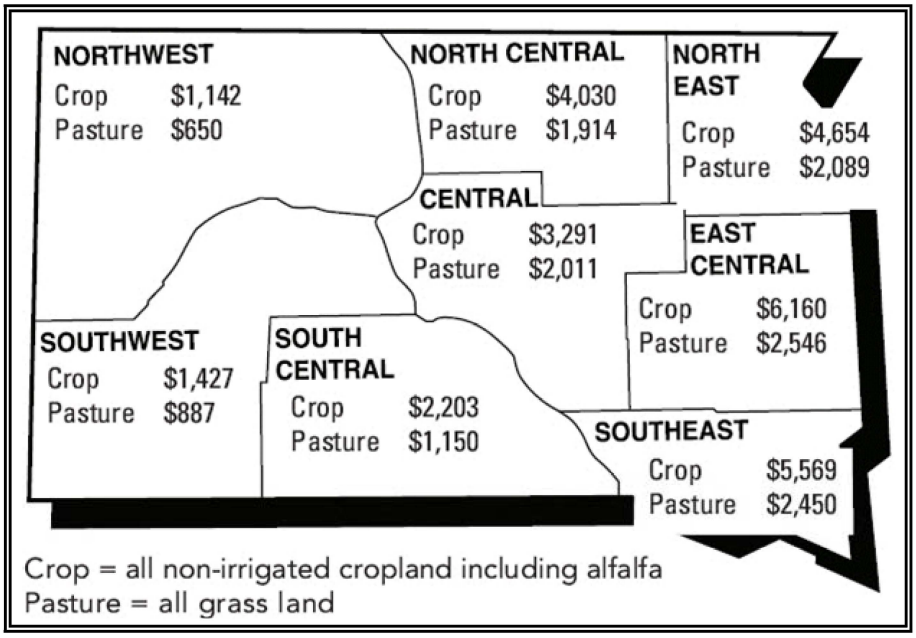


Table 3. Average reported value and annual percentage change in value of South Dakota agricultural land by type of land by region, February 2013-2017.

Type of Land	Southeast	East Central	Northeast	North Central	Central	South Central	Southwest	Northwest	STATE
	dollars per acre								
Nonirrigated Cropland									
Average value, 2017*	$5,569	$6,160	$4,654	$4,030	$3,291	$2,203	$1,427	$1,142	$3,903
Average value, 2016	$5,653	$6,116	$4,613	$4,177	$3,843	$2,168	$1,264	$1,187	$4,094
Average value, 2015	$5,887	$6,329	$5,066	$4,275	$3,895	$2,283	$1,347	$1,193	$4,265
Average value, 2014	$6,331	$7,114	$5,291	$4,614	$3,953	$2,087	$820	$870	$4,478
Average value, 2013	$5,903	$6,828	$4,843	$4,562	$3,580	$1,994	$900	$792	$4,249
Annual % change 17/16	-1.5%	0.7%	0.9%	-3.5%	-14.4%	1.6%	12.9%	-3.8%	-4.7%
Pasture/ Rangeland**									
Average value, 2017**	$2,450	$2,546	$2,089	$1,914	$2,011	$1,150	$887	$650	$1,215
Average value, 2016	$2,566	$2,781	$2,028	$1,957	$2,219	$1,330	$715	$760	$1,222
Average value, 2015	$2,719	$2,727	$2,136	$1,758	$2,100	$1,338	$851	$630	$1,187
Average value, 2014	$2,698	$2,861	$1,859	$1,600	$1,828	$1,187	$571	$436	$987
Average value, 2013	$2,308	$2,765	$1,759	$1,473	$1,636	$994	$529	$444	$909
Annual % change 17/16	-4.5%	-8.5%	3.0%	-2.2%	-9.4%	-13.5%	24.1%	-14.5%	-0.6%

Source: 2017 and earlier South Dakota Farm Real Estate Market Surveys
*cropland now includes all alfalfa acres
** 2017 pasture land variable has been redefined and includes all grass acres
Statewide average land values are based on 2002 land use weights

The following table summarizes recent agricultural land sales larger than 100 acres in the adjacent Spink County near the footprint of the proposed wind farm. There were no recent agricultural land sales in Clark County.

RECENT LAND SALES SUMMARY

No.	Location	Sale Price	Sale Date	Land Area (Acres)	NCCPIS*	Sale Price Per Acre
1	15699 411th Ave. Conde, South Dakota					
	Land Sale #1 - 7 Parcels	$4,259,415	10/15	1,014.17	35.1	$4,199.90
2	161st St. and 412th Ave. Conde, South Dakota					
	Land Sale #2 - 2 Parcels	$85,714	1/17	118.69	30.6	$722.17
3	15794 410th Ave. Conde, South Dakota					
	Land Sale #3 - 1 Parcel	$496,000	3/16	158.89	22.4	$3,121.66

*National Commodity Crop Productivity Index - based on AcreValue.com GIS informational map. The NCCPI uses a scale of 0 to 100, with 0 having a lower productivity potential and 100 a higher potential. This scale was developed using soil chemical and physical properties, water availability, climate, and landscape values. The NCCPI has indexes for corn, wheat and cotton (USDA, 2008)

Land Sale #1 includes seven separate parcels, the largest amount of land, and based on the NCCPI number the land has the highest quality of soil. Considering these factors, the much higher sale price than the other two sales is appropriate.

Agricultural Land Sales and Wind Farms

The above land sales reveal that the agricultural land near the area of the project footprint is below average for the northeast region of South Dakota and adding wind turbines and land leases should only benefit the land prices and productivity. There was a lack of data to discover any sales of South Dakota farmland in which the transaction included a wind turbine, and upon closer inspection, the existing wind farms are located in extremely remote areas of the state with few or no residential houses within 3 miles. However, there were a few sales in Freeborn County, Minnesota, which is home to the Bent Tree Wind Farm and has similar demographics to the Crocker Wind Farm. The following table summarizes the three sales in 2015 and 2016 of farmland with turbine leases. Although this survey is not exhaustive, it appears that the turbines may have had a positive impact on the sale price.

AGRICULTURAL LAND VALUES WITH TURBINES - FREEBORN COUNTY

	2015			2016		
	Number of Sales	Range in Sale $/Acre	Average Sale $/Acre	Number of Sales	Range in Sale $/Acre	Average Sale $/Acre
Bent Tree Wind Farm	2	$7,011 to $9,502	$8,257	1	$7,011	$7,011
County Average			$6,547			$6,416

Wind turbines typically are considered to be of significant benefit to farmers; Iowa farmers interviewed by the *Omaha World Herald*, were positive about the stable income as opposed to the vicissitudes of commodity prices.[7] Franklin County, Iowa reported lowering real estate taxes for the county as a whole because of the taxes generated by the wind turbines in that county. Support for good prices comes from the lack of land for sale, stable commodity prices, and low interest rates. Marginal land in areas where wind turbines are located or proposed is popular with investors.[8]

Although there has been no study of the impact of wind turbines on agricultural land sales for South Dakota that I could discover, a report in Illinois, the *2016 Illinois Land Values and Lease Trends*, indicated that the impact of wind turbine leases is being felt in McLean, Livingston, and Woodford counties, where turbine leases have provided "income diversification, beyond agriculture, which makes these tracts more attractive to an outside investor."[9] Further, they noted that "investors are still paying a little more of a premium for the wind turbines just as they had in the past few years."[10] The report notes that the premium is related directly to the number of years left on the lease.

Overall, it appears that there is little or no relationship between agricultural land values and the location of wind farms, with productivity being the driving force behind land values. However, wind farm lease revenue does appear to add to the marketability and value.

---

[7] http://www.omaha.com/money/turning-to-turbines-as-commodity-prices-remain-low-wind-energy/article_2814e2cf-83a3-5 47d-a09e-f039e935f399.html Accessed September 18, 2107.

[8] http://www.agriculture.com/farm-management/farm-land/farmland-sales-hard-to-find-as-growers-hold-tight-keeping-land-value Accessed September 18, 2017.

[9] Klein, David E., and Schnitkey, Gary, 2016 Illinois Land Values and Lease Trends, Illinois Society of Professional Farm Managers and Rural Appraisers, Page 38.

[10] Ibid. Page 42.

Local Real Estate Professionals

Local real estate professionals were contacted to discuss market conditions, specific market transactions, and to investigate whether they had experience with, or knowledge of any impact of wind farms on residential property values. Jim Aesoph of Aesoph Real Estate, Inc. is a broker with 27 years of experience in northeast South Dakota. MaRous and Company contacted Mr. Aesoph due to his highly regarded reputation in the region. He stated that he contacted the assessors of the adjacent Codington, Grant, and Roberts counties to discuss land prices in each respective county, and each of them informed Jim that they are not aware of any effect on land prices due to new wind projects in the area. He also stated that 5 years ago land prices were roughly $6,000 per acre, and now the average acre price is approximately $4,000. The reduction in land prices, he mentions, is not due to the wind project, but due to the production of corn on the land.

Rick Mummert of Ron Holton Real Estate reported that residential conditions in both Freeborn and Mower counties in Minnesota had been stable through the last 3 years, primarily due to the very rural nature of the area; however, the area is benefitting from the low interest rates. He reported that the Highway 14 corridor had experienced increases in residential values; in his opinion, the difference was due to the more developed nature of the area and the availability of jobs.

Interviews with brokers proximate to wind farms in Illinois yielded similar results. Although a number of them wished to remain anonymous, they stated that they did not believe that the proximity to wind turbines had any bearing on the sale prices of residential properties in the area.

Michael Crowley, Sr., SRA of Real Estate Consultants, Ltd., Spring Valley, Illinois, has had extensive experience with wind farm development in Central Illinois, including projects in Bureau, Whiteside, and Lee counties. Mr. Crowley has been unable to document any loss in property values attributable to the proximity of wind turbines.

South Dakota Assessors Survey - November 2017

In November 2017 my office conducted a survey of the supervisor of assessments or a deputy supervisor in six counties in South Dakota in which wind farms with more than 25 turbines currently are operational, and South Dakota has more than seven wind farms with 400 wind turbines. As of 2016, the AWEA reported there were approximately 14 wind projects with approximately 583 wind turbines in the state with additional farms being added each year. The interviews were intended to allow the assessment officials to share their experience regarding the wind farm(s) impact upon the market values and/or assessed values of surrounding properties. The detailed analysis is attached in the addenda at the end of this report. The following is a summary of the results of that survey: Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm facility. In some counties, this results from the very rural nature of the area in which the projects are located.

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm facility. In some counties, this results from the very rural nature of the area in which the projects are located;
- In the past 5 years, the only assessor's office to have experienced a real estate tax appeal based upon wind farm-related concerns was Aurora County, but the appeal was denied by the county. There have been no reductions in assessed valuations related to wind turbines;
- As the available market data does not support the claim of a negative impact upon residential or agricultural values, residential and agricultural assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm;
- Virtually all assessors volunteered that the wind farms provided positive economic benefits to their counties and, in fact, had a positive impact on real estate values.

Iowa Assessors Survey - August/September 2017

In August and September 2017 my office conducted a survey of the supervisor of assessments or a staff member in 26 counties in Iowa in which wind farms with more than 25 turbines currently are operational. As of 2016, the AWEA reported there were approximately 107 wind projects with approximately 4,143 wind turbines in the state with additional farms being added each year. The interviews were intended to allow the assessment officials to share their experience regarding the wind farm(s) impact upon the market values and/or assessed values of surrounding properties. The following is a summary of the results of that survey:

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm facility. In some counties, this results from the very rural nature of the

area in which the projects are located;

- In the past 18 months, the assessor's offices have not experienced a real estate tax appeal based upon wind farm-related concerns. There have been no reductions in assessed valuations related to wind turbines;
- As the available market data do not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm;
- Virtually all assessors volunteered that the wind farms provided positive economic benefits to their counties and, in fact, had a positive impact on real estate values;
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and external influences.

Minnesota Assessors Survey - January 2017

In late January 2017, my office conducted a survey of the supervisor of assessments or a deputy supervisor in eight Minnesota counties where large numbers of wind turbines currently are operational. There are several counties with small numbers of wind turbines that were not included in the survey. As of 2015, the AWEA reported there were approximately 97 wind projects with approximately 2,400 wind turbines in the state with additional farms being added each year. The interviews were intended to allow the assessment officials to share their experience regarding the wind farm(s) impact upon the market values and/or assessed values of surrounding properties. The following is a summary of the results of that survey:

- With one exception, the interviewees reported that there was no market evidence to support a finding that there has been a negative impact upon residential property values as a result of the development of and the proximity to a wind farm facility. In some counties, the assessors believed this to be the result of the very rural nature of the area in which the projects are located;
- The exception, the Dodge County Assessor, reported receiving two complaints from residential property owners regarding the value impact of proximity to wind turbines; however, the Assessor was unable to find data to support the contentions;
- Without exception, where there was sufficient data to analyze, the County Assessors reported that both residential and agricultural assessed property values within the wind farm footprints have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm.

Bruce Nielson, Lincoln County Assessor reported a recent residential transaction in a township in which wind turbines are located that sold $70,000 higher than the assessor's opinion of market value.

Illinois Assessors Survey - Updated October 6 - 19, 2016

In March 2015, and updated in October 2016, my office conducted a survey of the supervisor of assessments or a staff member in 18 counties in Illinois in which wind farms currently are operational. As of 2016, the AWEA reported there were approximately 48 wind projects with approximately 2,579 wind turbines in the state with additional farms being added each year. The interviews were intended to allow the assessment officials to share their experience regarding the wind farm(s) impact upon the market values and/or assessed values of surrounding properties. The following is a summary of the results of that survey:

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm facility. In some counties, this results from the very rural nature of the area in which the projects are located;
- In the past 18 months, the assessor's offices have not experienced a real estate tax appeal based upon wind farm-related concerns. There have been no reductions in assessed valuations related to wind turbines;[11]
- As the available market data do not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm;
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and external influences.

[11] A law suit was apparently filed in 2013 against the Supervisor of Assessments in Vermilion County by a homeowner proximate to wind turbines; however, there has been no further action on the matter.

Literature Review

I am familiar with several academic and peer-reviewed studies of the impact of wind turbines on residential property values. There are no peer reviewed studies for the state of South Dakota, however the following studies are consistent with our findings in South Dakota.[12] These are summarized below:

Municipal Property Assessment Corporation (MPAC) Study, Ontario, Canada

This study originally was conducted in 2008 and was updated in 2012 and 2016. The conclusions in all three studies are similar: "there is *no statistically significant impact on sale prices* of residential properties in these market areas resulting from proximity to an IWT [Industrial Wind Turbine], when analyzing sale prices." (2012 Study, Page 5; emphasis in original) Using 2,051 properties and generally accepted time adjustment techniques, MPAC "cannot conclude any loss in price due to the proximity of an IWT." (2012 Study, Page 29) Further, Appendix G of the 2012 MPAC report "Re-sale Analysis" states in the "Summary of Findings" "MPAC's own re-sale analysis using a generally accepted methodology for time adjustment factors indicates no loss in price based on proximity to the nearest IWT."

Lawrence Berkeley National Laboratory (LBNL) Studies, Nationwide, 2009, and 2013

The 2009 study included analysis of 7,489 sales within 10 miles of 11 wind farms and 125 post-construction sales within 1 mile of a wind turbine. The study used rural settings and wind farms of more than 50 turbines, and considered area stigma, scenic vista sigma, and nuisance stigma in varying distances from a wind turbine. The 2013 LBNL study included 51,276 sales located in nine states and proximate to 67 wind farms, and 376 post-construction sales within 1 mile of a wind turbine. Like the 2009 study, all were located in rural settings and near wind farms of more than 50 turbines. This study concentrated on nuisance stigma in varying distances from a wind turbine. The study found no statistically significant evidence that turbines affect sale prices. Neither study found statistical evidence that home values near turbines were affected.

University of Rhode Island, Rhode Island, 2013

Structured similarly to the LBNL studies, this study included 48,554 total sales proximate to 10 wind farms, and 412 post-construction sales within 1 mile of a turbine. These wind farms were mostly small facilities in urban settings. The study included nuisance and scenic vista stigmas. Page 421 of the report stated, "Both the whole sample analysis and the repeat sales analysis indicate that houses within a half mile had essentially no price change ..." after the turbines were erected.

[12] Although I have read these studies, the substance of these summaries was taken from a seminar conducted by the Appraisal Institute on March 5, 2015.

University of Guelph, Melancthon Township, Ontario, Canada, 2013

This study analyzed two wind farms in the township, using 5,414 total sales and 18 post-construction sales within 1 kilometer of a wind turbine. The study included nuisance and scenic vista stigmas. Page 365 of the study stated that "These results do not corroborate the concerns regarding potential negative impacts of turbines on property values."

University of Connecticut/LBNL, Massachusetts, 2014

This study included 312,677 total sales proximate to 26 wind farms, and 1,503 post-construction sales within 1 mile of a wind turbine. These wind farms were located in urban settings and primarily were proximate to small wind farms. The study included wind turbines and other environmental amenities/disamenities (including beaches and open spaces/landfills, prisons, highways, major road, and transmission lines) together, for nuisance stigma. "Although the study found the effects from a variety of negative features ... and positive features ... the study found no net effects due to the arrival of turbines."

These studies had a combined number of 2,500 transactions within 1 mile of operating turbines and found no evidence of value impact.

Conclusions

As a result of the market impact analysis undertaken, I concluded that there is no market data indicating the project will have a negative impact on either rural residential or agricultural property values in the surrounding area. Further, market data from South Dakota, as well as other states, supports the conclusion that the project will not have a negative impact on rural residential or agricultural property values in the surrounding area. Finally, for agricultural properties that host turbines, the additional income from the wind lease may increase the value and marketability of those properties. These conclusions are based on the following:

- The proposed use will meet or exceed all the required development and operating standards;
- Controls are in place to insure on-going compliance;
- There are significant financial benefits to the local economy and to the local taxing bodies from the development of the proposed wind farm;
- The proposed wind farm will create well-paid jobs in the area which will benefit overall market demand;
- An analysis of recent residential sales proximate to existing wind farms did not support any finding that proximity to a wind turbine had a negative impact on property values;
- An analysis of agricultural land values in Iowa did not support any finding that agricultural land values are negatively impacted by the proximity to wind turbines;
- Reports from Minnesota, Iowa, and Illinois indicate that wind turbine leases add value to agricultural land; and
- A survey of County Assessors in 6 South Dakota counties, 26 Iowa counties, 8 Minnesota counties, and 18 Illinois counties in which wind farms with more than 25 turbines are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuation.

This report is based on market conditions existing as of March 6, 2018. This market impact study has been prepared specifically for the use of the client and to potentially support an application to allow the development of the Crocker Wind Farm, in Clark County, South Dakota. Any other use or user of this report is considered to be unintended.

Respectfully submitted,

MaRous & Company

Michael S. MaRous, MAI, CRE
South Dakota Certified General #1641-T-2018 (9/14/18 expiration)
Illinois Certified General - #553.000141 (9/19 expiration)

CERTIFICATE OF REPORT

I do hereby certify that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations:
3. I have no present or prospective personal interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment;
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
7. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment;
9. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice;*
10. I have made a personal inspection of the subject of the work under review;
11. Joseph M. MaRous provided significant appraisal review assistance to the person signing this certification;
12. The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Foundation;
12. The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives; and
13. As of the date of this report, Michael S. MaRous, MAI, CRE, has completed the continuing education requirements for Designated Members of the Appraisal Institute.

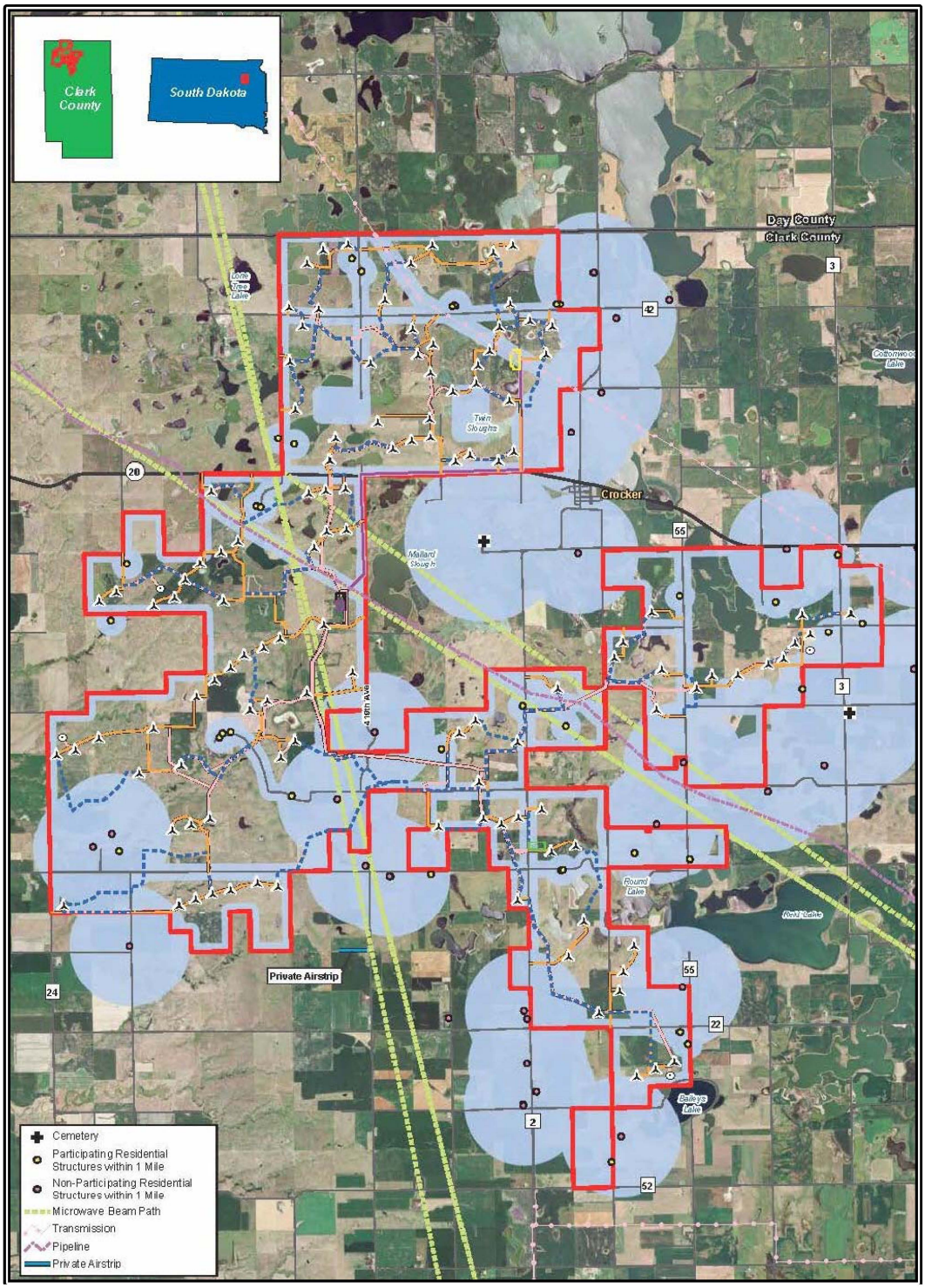
Respectfully submitted,

MaRous & Company

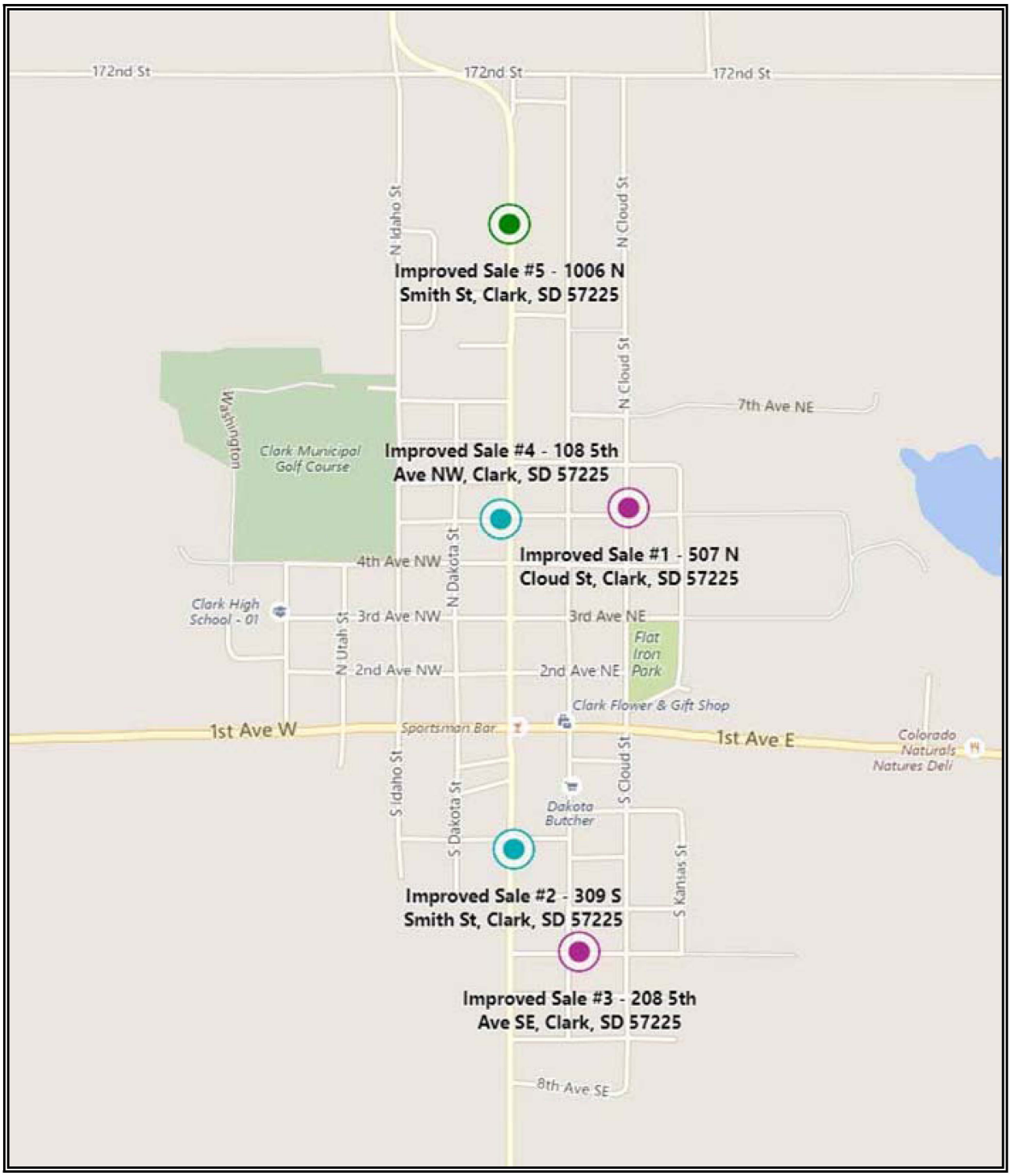
Michael S. MaRous, MAI, CRE

South Dakota Certified General #1641-T-2018 (9/14/18 expiration)
Illinois Certified General - #553.000141 (9/19 expiration)

ADDENDA

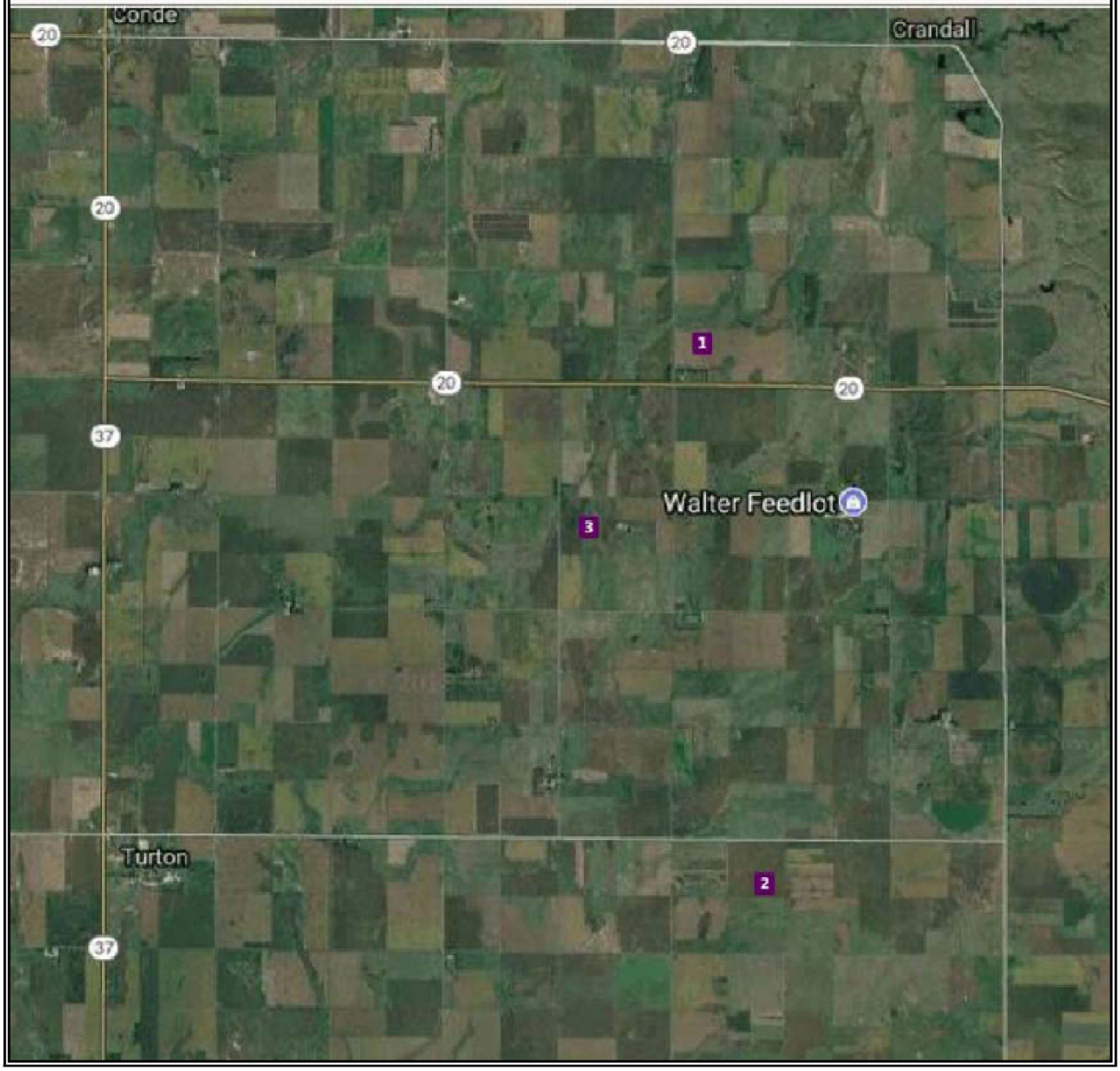


CROCKER WIND FARM FOOTPRINT

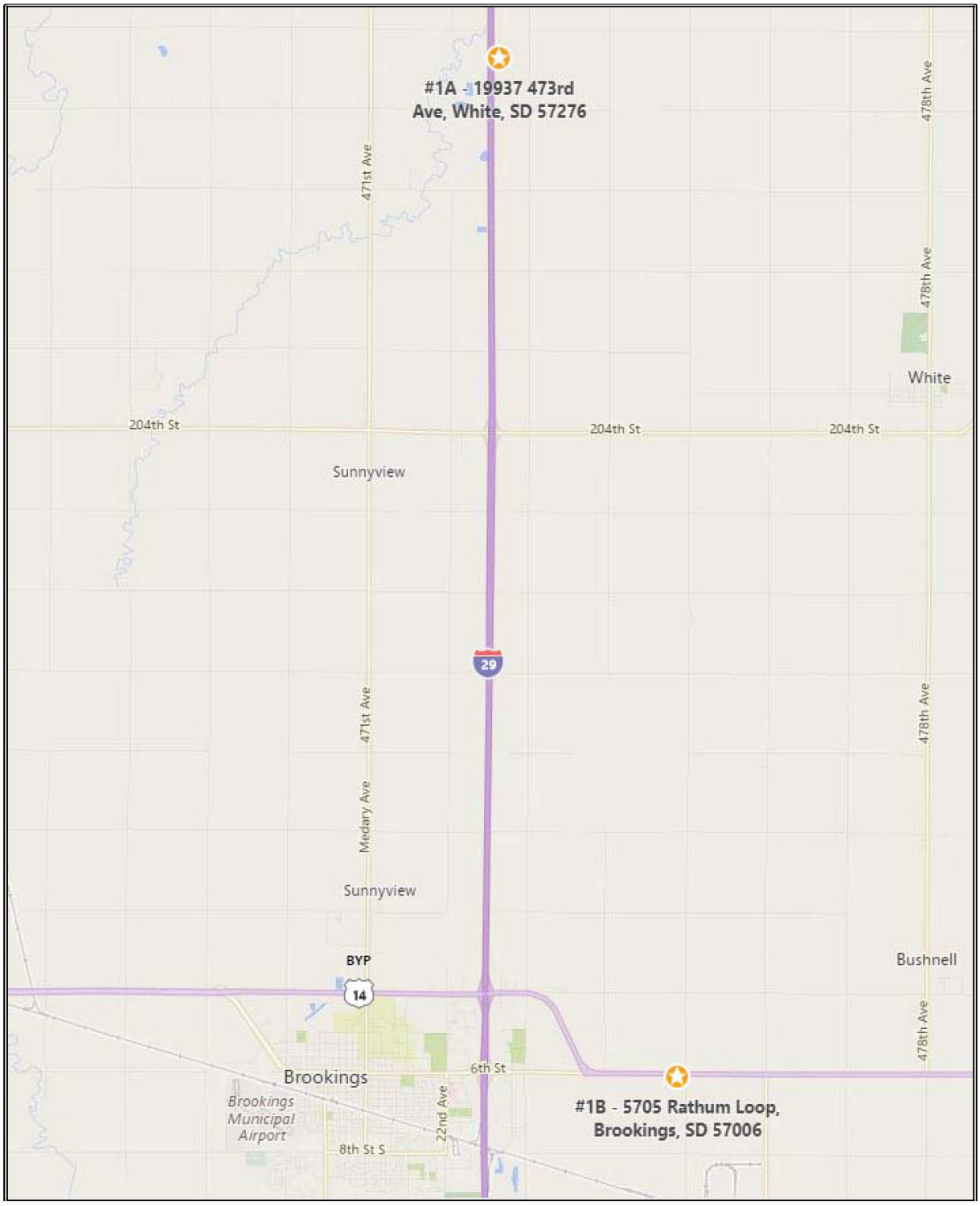


RECENT SINGLE-FAMILY HOUSE SALES LOCATION MAP

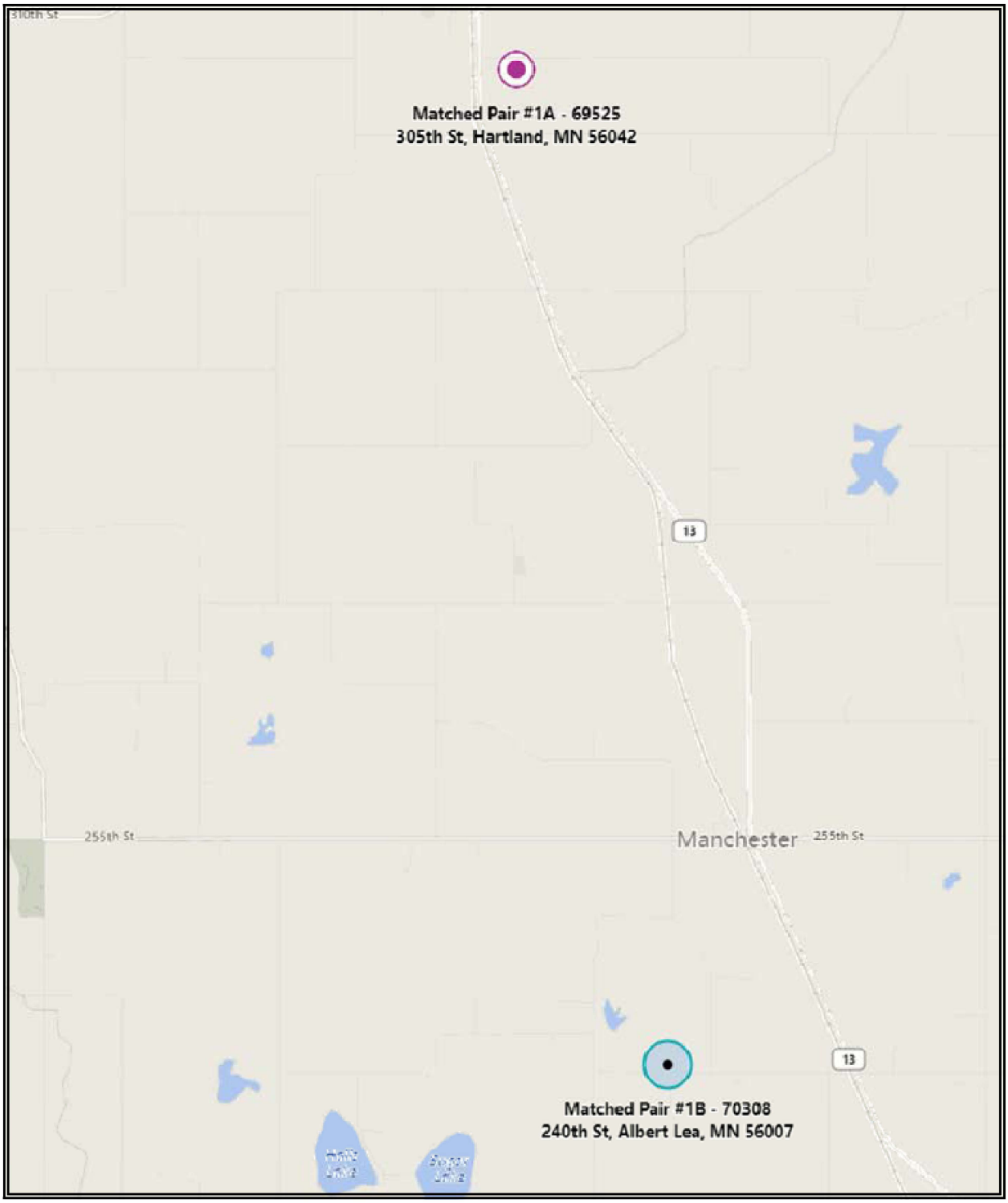
	AMOUNT	DATE	ACRES	PARCELS	LOCATION	AVG NCCPI	LAND USE
1	$4,259,415	10/14/15	1,014.17	7	15699 411th Avenue Conde, South Dakota	35.1	Cropland, Non-Cropland, Grass/Pasture, Water
2	$85,714	01/17/17	118.69	2	161st Street and 412th Avenue Conde, South Dakota	30.6	Cropland, Non-Cropland, Grass/Pasture
3	$496,000	03/04/16	158.89	1	15794 410th Avenue Conde, South Dakota	22.4	Cropland, Non-Cropland, Grass/Pasture



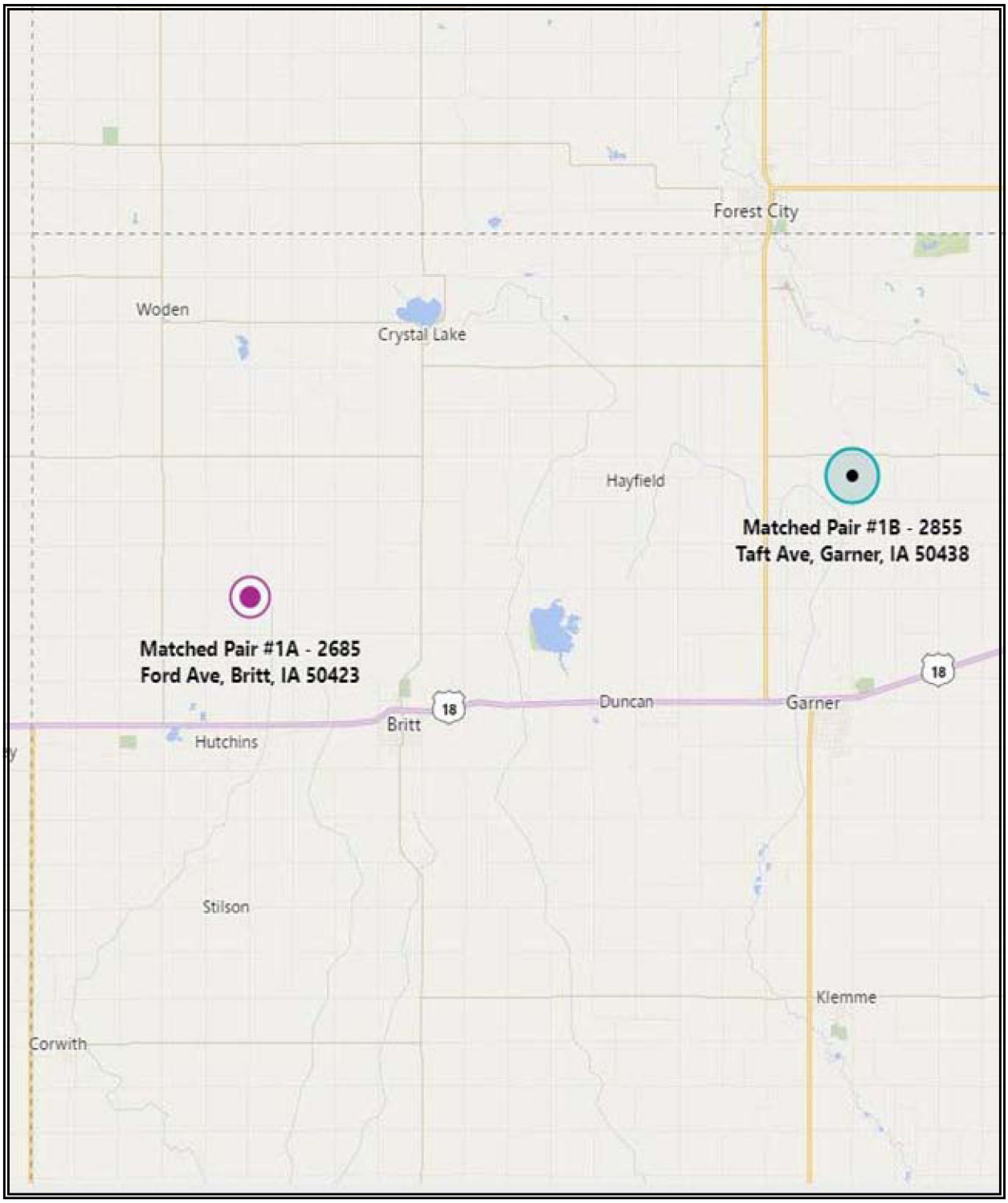
LAND SALES LOCATION MAP



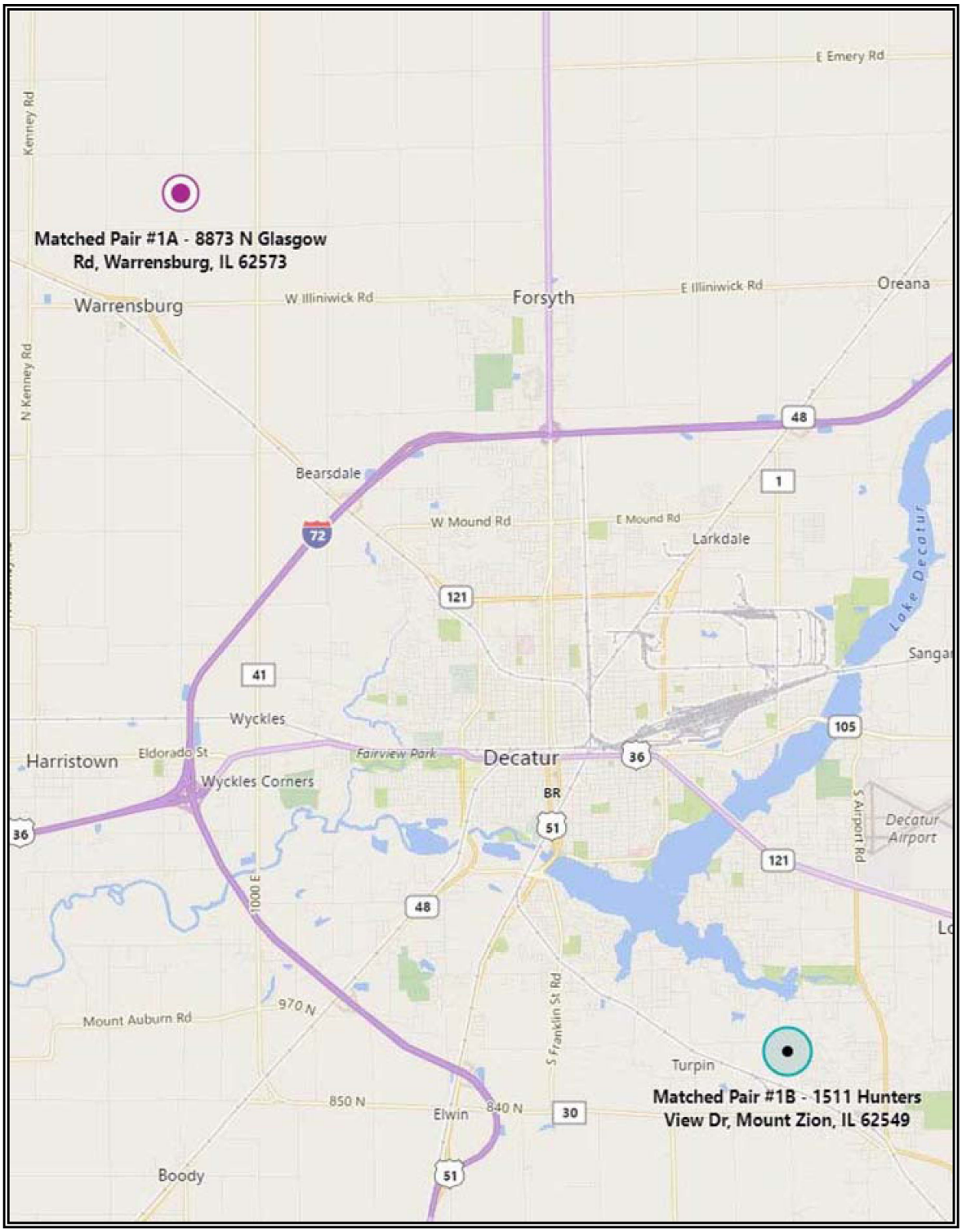
BROOKINGS COUNTY, SOUTH DAKOTA RESIDENCE LOCATION MAP



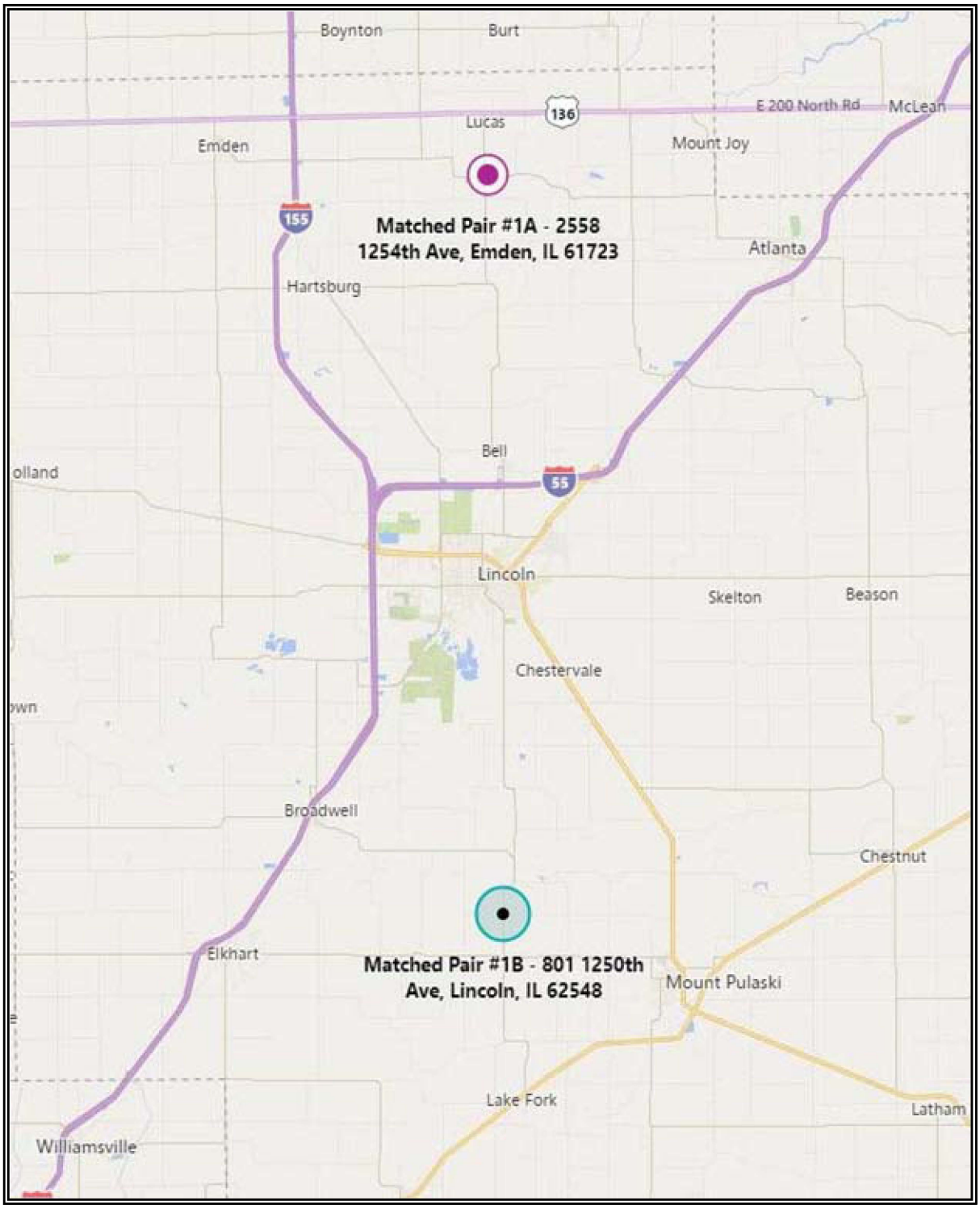
FREEBORN COUNTY, MINNESOTA MATCHED PAIR LOCATION MAP



HANCOCK COUNTY, IOWA MATCHED PAIR LOCATION MAP



MACON COUNTY, ILLIONOIS MATCHED PAIR LOCATION MAP



LOGAN COUNTY, ILLINOIS MATCHED PAIR LOCATION MAP

IMPROVED SALE PHOTOGRAPHS

507 North Cloud Street

309 South Smith Street

208 5th Avenue Southeast

108 5th Avenue Northwest

1006 North Smith Street

South Dakota County Assessor Survey

South Dakota County Assessor Survey Analysis

A survey of assessors in 6 counties in South Dakota which wind farms currently are operational has been undertaken. The supervisors or deputy supervisors of assessments were interviewed. The interviews were intended to allow the assessment officials to share their experiences regarding the impact of the wind farm(s) upon the market values and/or the assessed values of surrounding properties. The interviews were conversational, but thoroughly discussed residential and agricultural values and impacts. The interviews were conducted on November 7, 2017.

Conclusions of the Study

Based on these interviews:

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of, and the proximity to, a wind farm facility. In some counties, this results from the very rural nature of the area in which the projects are located.
- There have been no successful tax appeals in any county based upon wind farm-related concerns.
- In the past 18 months, the only assessor's office to have experienced a real estate tax appeal based upon wind farm-related concerns was Aurora County, but the appeal was denied by the county. As of the date of this report, there are more than 7 wind farms with 400 wind turbines within these counties. There have been no reductions in assessed valuations related to wind turbines.
- Residential assessed values have fluctuated consistently countywide as influenced by market conditions, with no regard for proximity to a wind farm.
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and by external influences.

Scope of Project

The supervisors or deputy supervisors of assessments were interviewed. Each of the interviewees was familiar with the wind farm(s) located within their respective county. The following is the list of County Supervisors of Assessments contacted:

1. Aurora County	Ms. Leah Vissia	605-942-7164
2. Brookings County	Mr. Jacob Brehmer (Deputy)	605-696-8220
3. Charles Mix County	Ms. Denise Weber	605-487-7382
4. Day County	Ms. Dari Schlotte	605-345-9502
5. Hyde County	Ms. Carrie Stevenson	605-852-2070
6. Jerauld County	Ms. Janice Bender	605-539-9701

A map indicating the number of wind farms in each of these counties is included in this memorandum. A second map illustrates the number of the wind farms located in each of these counties.

Residential Market Values

Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of, and the proximity to, a wind farm facility. Either as a request by a county board, in an attempt to appropriately assess newly constructed residences, or to support current assessed values, the supervisors of assessments have been particularly attentive to market activity in the area of the wind farms.

Aurora, Brookings, and Day Counties' Supervisors of Assessments all stated that a majority of the wind turbines were place with grazing and pasture land used for raising cattle. Each one of the assessors made it a point to note that they had personally witnessed the cows grazing right alongside turbines, indicating that the turbines had no effect, of any kind, on the animals.

Residential Assessed Values, Complaints/Tax Appeal Filings

The only assessor's office that reported to have experienced a real estate tax appeal based upon wind farm-related concerns was Aurora County, but the appeal was denied by the county. There have been no reductions in assessed valuations related to wind turbines.

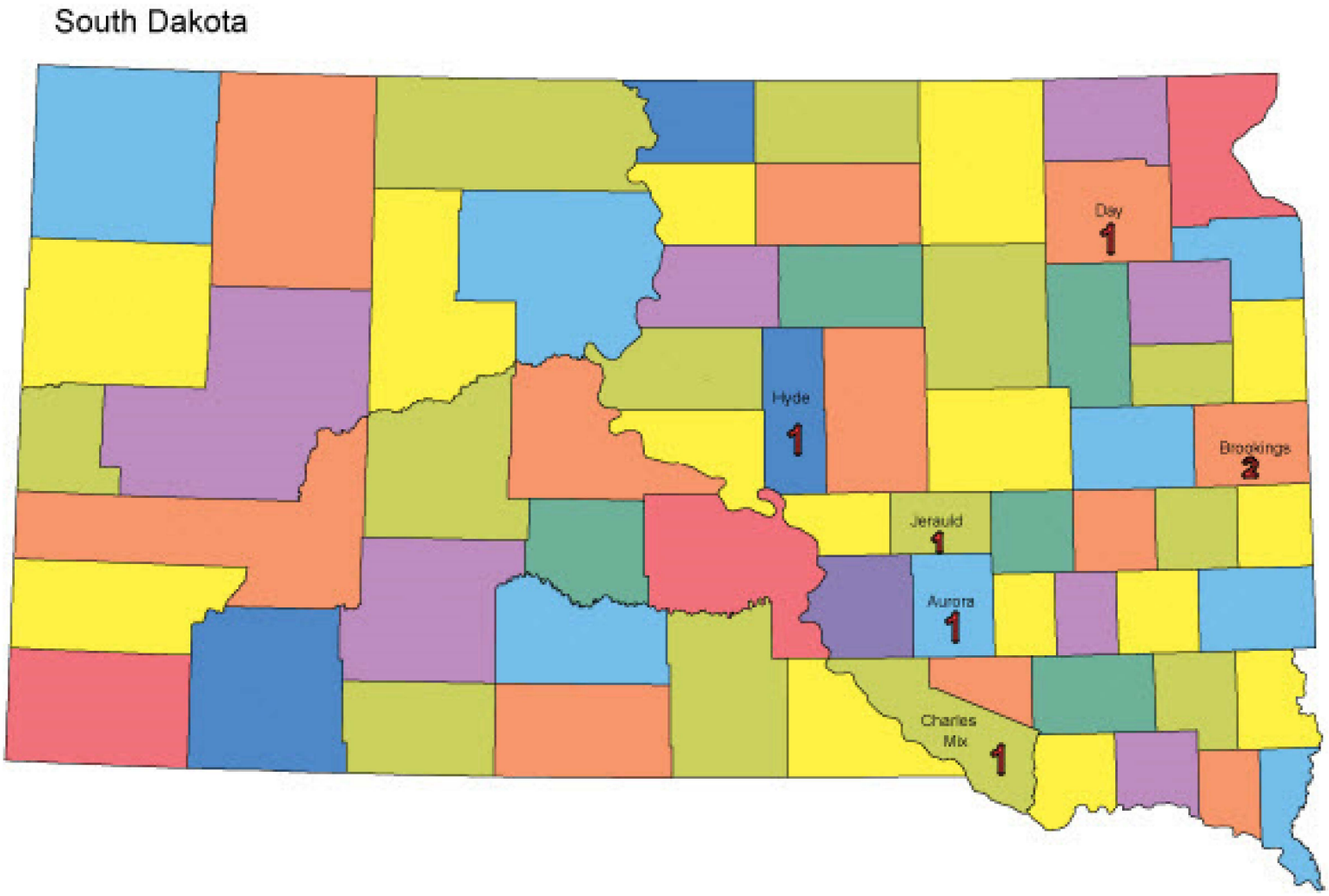
Ms. Carrie Stevenson, the Hyde County supervisor of assessments, did mention that the morning on the day the survey was taken Hyde County held its County Commissioners meeting. The topic of some of the meeting revolved around wind farms in the county. In attendance were approximately 30 residents, or a little over 2% of the total population of Hyde County. These residents showed up to voice their various complaints to the County Commissioners. The complaints were listened to and validated, yet in the end, there were no changes to property values given.

Consistently, the assessors reported that whatever initial concern there may have been regarding property values during the planning and approval stages of the various wind farms dissipated once the wind farm was constructed. Repeatedly, the assessors would state that the revenue that would come into the county and to each individual farmer would outweigh any initial concern that the residents would have about the wind farms joining their communities.

Agricultural Values/Assessed Values

The assessed values of agricultural properties are established based upon a productivity formula and are not driven by market data. Reportedly, assessed values of agricultural properties have been steady or increasing in recent years and are projected to continue increasing for the near future. The assessors reported that no major complaints have been received and/or no tax appeal filings have been filed for agricultural properties within the wind farm footprint.

Based on this survey, it does not appear that the Supervisors of Assessments in the 6 surveyed in South Dakota have reason to believe that the location of wind turbines in their county has had a negative impact on property values.



Map of South Dakota Counties Surveyed

Wind Farm Count by County

25 Turbines or Higher

Note: As depicted on this map from the AWEA, as of the date of this survey, the locations of certain wind farms are approximations. In some instances, the wind farms are incorrectly shown to be located in adjacent counties. This map also shows the locations of smaller wind farms, but for the accuracy of this study we have only focused on the farms with 25 turbines or higher.

MICHAEL S. MAROUS
STATEMENT OF QUALIFICATIONS

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than $15 billion worth of primarily investment-grade real estate in more than 25 states. In addition to providing documented appraisals, he has served as an expert witness in litigation proceedings for many law firms; financial institutions; corporations; builders and developers; architects; local, state, county, and federal governments and agencies; and school districts in the Chicago metropolitan area. His experience in partial interest, condemnation, damage impact, easement (including aerial and subsurface), marital dissolutions, bankruptcy proceedings, and other valuation issues is extensive. He has provided highest and best use, marketability, and feasibility studies for a variety of properties. Many of the largest redevelopment areas and public projects, including Interstate 355, the Chicago O'Hare International Airport expansion, the Chicago Midway International Airport expansion, and the McCormick Place expansion, are part of Mr. MaRous' experience. Mr. MaRous also has experience in regard to mediation and arbitration proceedings. Also, he has purchased and developed real estate for his own account.

APPRAISAL AND CONSULTATION EXPERIENCE

Industrial Properties

Business Parks	Manufacturing Facilities	Self-storage Facilities
Distribution Centers	Research Facilities	Warehouses

Commercial Properties

Auto Sales/Service Facilities	Gasoline Stations	Restaurants
Banquet Halls	Hotels and Motels	Shopping Centers
Big Box Stores	Office Buildings	Theaters

Special-Purpose Properties

Bowling Alleys	Nurseries	Tank Farms
Cemeteries	Riverboat Gambling Facilities	Underground Gas Aquifers
Farms	Schools	Utility Corridors
Golf Courses	Stadium Expansion Issues	Waste Transfer Facilities
Lumber Yards		Wind Farms

Residential Properties

Apartment Complexes	Condominium Developments	Subdivision Developments
Condominium Conversions	Single-family Residences	Townhouse Developments

Vacant Land

Agricultural	Easements	Rights of Way
Alleys	Industrial	Streets
Commercial	Residential	Vacations

Clients

Corporations	Law Firms	Private Parties
Financial Institutions	Not-for-profit Associations	Public Entities

EDUCATION

B.S., Urban Land Economics, University of Illinois, Urbana-Champaign
Continuing education seminars and programs through the Appraisal Institute
and the American Society of Real Estate Counselors, and real estate brokerage classes

PUBLIC SERVICE

Mayor, City of Park Ridge, Illinois (2003-2005)
Alderman, City of Park Ridge, including Liaison to the Zoning Board of Appeals and Planning and Zoning and Chairman of the Finance and Public Safety Committees (1997-2005)

PROFESSIONAL AFFILIATIONS AND LICENSES

Appraisal Institute, MAI designation, Number 6159
Counselors of Real Estate, CRE designation
Illinois Certified General Real Estate Appraiser, License Number 553.000141 (9/19)
Indiana Certified General Real Estate Appraiser, License Number CG41600008 (6/18)
Wisconsin Certified General Real Estate Appraiser, License Number 1874-10 (12/19)
Minnesota Certified General Real Estate Appraiser, License Number 40330656 (8/18)
Pennsylvania Certified General Real Estate Appraiser, License Number GA004181 (6/19)
Iowa Certified General Real Estate Appraiser, License Number CG03468 (6/19)
South Dakota Certified General Real Estate Appraiser, Temporary License Number 1639-T-2018 (8/18)
Licensed Real Estate Broker (Illinois)

PROFESSIONAL ACTIVITIES

Mr. MaRous is past president of the Chicago Chapter of the Appraisal Institute. He is former chair and vice chair of the National Publications Committee and has sat on the board of *The Appraisal Journal.* In addition, he has served on and/or chaired more than 15 other committees of the Appraisal Institute, the Society of Real Estate Appraisers, and the American Institute of Real Estate Appraisers.

Mr. MaRous served as chair of the Midwest Chapter of the Counselors of Real Estate in 2006 and 2007 and has served on the National CRE Board since 2011. He sat on the Midwest Chapter Board of Directors, the Editorial Board of *Real Estate Issues,* and on various other committees.

Mr. MaRous also is past president of the Illinois Coalition of Appraisal Professionals. He also has been involved with many other professional associations, including the Real Estate Counseling Group of America, the Northwest Suburban Real Estate Board, the National Association of Real Estate Boards, and the Northern Illinois Commercial Association of Realtors.

PUBLICATIONS AND PROFESSIONAL RECOGNITION

Mr. MaRous has spoken at more than 20 programs and seminars related to real estate appraisal and valuation.

Author

"Low-income Housing in Our Backyards," *The Appraisal Journal*, January 1996
"The Appraisal Institute Moves Forward," *Illinois Real Estate Magazine*, December 1993
"Chicago Chapter, Appraisal Institute," *Northern Illinois Real Estate Magazine*, February 1993
"Independent Appraisals Can Help Protect Your Financial Base," *Illinois School Board Journal*, November-December 1990
"What Real Estate Appraisals Can Do For School Districts," *School Business Affairs*, October 1990

Awards

Appraisal Institute - George L. Schmutz Memorial Award, 2001
Chicago Chapter of the Appraisal Institute - Heritage Award, 2000
Chicago Chapter of the Appraisal Institute - Herman O. Walther, 1987 (Distinguished Chapter Member)

Reviewer or Citation in the Following Books

Rural Property Valuation, 2017
Real Estate Damages, 1999, 2008, and 2016
Golf Property Analysis and Valuation, 2016
Dictionary of Real Estate Appraisal, Fourth Edition, 2002 and Sixth Edition, 2015
Market Analysis for Real Estate, 2005 and 2014
Appraisal of Real Estate, Twelfth Edition, 2001, Thirteenth Edition, 2008, Fourteenth Edition, 2013
Shopping Center Appraisal and Analysis, 2009
Subdivision Valuation, 2008
Valuation of Apartment Properties, 2007
Valuation of Billboards, 2006
Appraising Industrial Properties, 2005
Valuation of Market Studies for Affordable Housing, 2005
Valuing Undivided Interest in Real Property: Partnerships and Cotenancies, 2004
Analysis and Valuation of Golf Courses and Country Clubs, 2003
Valuing Contaminated Properties: An Appraisal Institute Anthology, 2002
Hotels and Motels: Valuation and Market Studies, 2001
Land Valuation: Adjustment Procedures and Assignments, 2001
Appraisal of Rural Property, Second Edition, 2000
Capitalization Theory and Techniques, Study Guide, Second Edition, 2000
Guide to Appraisal Valuation Modeling Land, 2000
Appraising Residential Properties, Third Edition, 1999
Business of Show Business: The Valuation of Movie Theaters, 1999
GIS in Real Estate: Integrating, Analyzing and Presenting Locational Information, 1998
Market Analysis for Valuation Appraisals, 1995

REPRESENTATIVE WORK OF MICHAEL S. MAROUS

Headquarters/Corporate Office Facilities in Illinois

Fortune 500 corporation facility, 200,000 sq. ft., Libertyville
Corporate headquarters, 300,000 sq. ft. and 500,000 sq. ft., Chicago
Fortune 500 corporation facility, 450,000 sq. ft., Northfield
Major airline headquarters, 1,100,000 million sq. ft. on 47 acres, Elk Grove Village
Former communications facility, 1,400,000 million sq. ft. on 62 acres, Skokie and Niles
Corporate Headquarters, 1,500,000+ sq. ft., Lake County
Former Sears Headquarters Redevelopment Project, Chicago

Office Buildings in Chicago

401 South LaSalle Street, 140,000 sq. ft.
134 North LaSalle Street, 260,000 sq. ft.
333 North Michigan Avenue, 260,000 sq. ft.
171 West Randolph Street, 360,000 sq. ft.
20 West Kinzie Street, 405,000 sq. ft.
55 East Washington Street, 500,000 sq. ft.
10 South LaSalle Street, 870,000 sq. ft.
222 West Adams Street, 1,000,000 sq. ft.
141 West Jackson Boulevard, 1,065,000 sq. ft.
333 South Wabash Avenue, 1,125,000 sq. ft.
155 North Wacker Drive, 1,406,000 sq. ft.
70 West Madison Street, 1,430,000 sq. ft.
111 South Wacker Drive, 1,454,000 sq. ft.
175 West Jackson Boulevard, 1,450,000 sq. ft.
227 West Monroe Street, 1,800,000 sq. ft.
10 South Dearborn Street, 1,900,000 sq. ft.

Hotels in Chicago

One West Wacker Drive (Renaissance Chicago Hotel)
10 East Grand Avenue (Hilton Garden Inn)
106 East Superior Street (Peninsula Hotel)
120 East Delaware Place (Four Seasons)
140 East Walton Place (The Drake Hotel)
160 East Pearson Street (Ritz Carlton)
301 East North Water Street (Sheraton Hotel)
320 North Dearborn Street (Westin Chicago River North)
401 North Wabash Avenue (Trump Tower)
505 North Michigan Avenue (Hotel InterContinental)
676 North Michigan Avenue (Omni Chicago Hotel)
800 North Michigan Avenue (The Park Hyatt)

Large Industrial Properties in Illinois

Large industrial complexes, 400,000 sq. ft., 87th Street and Greenwood Avenue, Chicago
Distribution warehouse, 580,000 sq. ft. on 62 acres, Champaign
Publishing house, 700,000 sq. ft. on 195 acres, U.S. Route 45, Mattoon
AM Chicago International, 700,000± sq. ft. on 41 acres, 1800 West Central Road, Mount Prospect
Nestlé distribution center, 860,000 sq. ft. on 153 acres, DeKalb
U.S. Government Services Administration distribution facility, 860,000 sq. ft., 76th Street and Kostner Avenue, Chicago
Fortune 500 company distribution center, 1,000,000 sq. ft., Elk Grove Village
Caterpillar Distribution Facility, 2,231,000 sq. ft., Morton
Self-storage facilities, various Chicago metropolitan locations

Airport Related Properties

Mr. MaRous has performed valuations on more than 100 parcels in and around Chicago O'Hare International Airport, Chicago Midway International Airport, Palwaukee Municipal Airport, Chicago Aurora Airport, DuPage Airport, and Lambert-St. Louis International Airport

Vacant Land in Illinois

15 acres, office, Northbrook
20 acres, residential, Glenview
25 acres, Hinsdale
55 acres, mixed-use, Darien
68 acres, Roosevelt Road and the Chicago River
75 acres, I-88 at I-355, Downers Grove
100± acres, various uses, Lake County
100 acres, Western Springs
140 acres, Flossmoor
142 acres, residential, Lake County
160 acres, residential, Cary
200 acres, mixed-use, Bartlett
250 acres, Island Lake
450 acres, residential, Wauconda
475± acres, various uses, Lake County
650 acres, Hawthorne Woods
650 acres, Waukegan/Libertyville
800 acres, Woodridge
900 acres, Matteson
1,000± acres, Batavia area
2,000± acres, Northern Lake County
5,000 acres, southwest suburban Chicago area
Landfill expansion, Lake County

Retail Facilities

20 Community shopping centers, various Chicago metropolitan locations
Big-box uses, various Chicago metropolitan locations and the Midwest
Gasoline Stations, various Chicago metropolitan locations
More than 50 single-tenant retail facilities larger than 80,000 sq. ft., various Midwest metropolitan locations

Residential Projects

Federal Square townhouse development project, 118 units, $15,000,000+ sq. ft. project, Dearborn Place, Chicago
Marketability and feasibility study, 219 East Lake Shore Drive, Chicago
Riverview II, Chicago; Old Town East and West, Chicago; Museum Park Lofts II, Museum Park Tower 4, University Commons, Two River Place, River Place on the Park, Chicago;
Timber Trails, Western Springs, Illinois

Market Impact Studies

Land-fill projects in various locations
Quarry expansions in Boone and Kendall counties
Commercial development and/or parking lots in various communities
Zoning changes in various communities
Waste transfer stations in various communities

Energy Projects

Oakwood Hills Energy Center, McHenry County Illinois, market impact analysis
Walnut Ridge Wind Farm, Bureau County, Illinois, market impact analysis
Twin Forks Wind Farm, Macon County, Illinois, market impact analysis
Twin Groves Wind Farm, McLean County, Illinois, market impact analysis
Otter Creek Wind Farm, LaSalle County, Illinois, market impact analysis
Pleasant Ridge Wind Farm, Livingston County, Illinois, consulting
Commonwealth Edison, high tension lines, market impact analysis
Lackawanna Power Plant, Lackawanna County, Pennsylvania, market impact analysis
Brookhaven, New York, solar energy production facility, consulting

Business and Industrial Parks

Chevy Chase Business Park, 30 acres, Buffalo Grove
Carol Point Business Center, 300-acre industrial park, Carol Stream, $125,000,000+ project
Internationale Centre, approximately 1,000 acre-multiuse business park, Woodridge

Properties in Other States

330,000 sq. ft., Newport Beach, California
Former government depot/warehouse and distribution center, 2,500,000 sq. ft. on 100+ acres, Ohio
Shopping Center, St. Louis, Missouri
Office Building, Clayton, Missouri
Condominium Development, New York, New York
Hormel Foods, various Midwest locations
Wisconsin Properties including Lowes, Menards, Milwaukee Zoo, CVS Pharmacys in Milwaukee, Dairyland Race Track, Major Industrial Property in Manawa , Class A Office Buildings and Vacant Land

REPRESENTATIVE CLIENT LISTING OF MICHAEL S. MAROUS

Law Firms

Alschuler, Simantz & Hem LLC
Ancel, Glink, Diamond, Bush, DiClanni & Krafthefer
Arnstein & Lehr LLP
Berger, Newmark & Fenchel P.C.
Berger Schatz
Botti Law Firm, P.C.
Carmody MacDonald P.C.
Carr Law Firm
Crane, Heyman, Simon, Welch & Clar
Daley & Georges, Ltd.
Day, Robert & Morrison, P.C.
Dentons US LLP
DiMonte & Lizak LLC
DLA Piper
Dreyer, Foote, Streit, Furgason & Slocum, P.A.
Drinker, Biddle & Reath LLP
Figliulo & Silverman, P.C.
Foran, O'Toole & Burke LLC
Franczek Radelet P.C.
Fredrikson & Byron, P.A.
Freeborn & Peters LLP
Gould & Ratner LLP
Greenberg Traurig LLP
Helm & Wagner
Robert Hill Law, Ltd.
Hinshaw & Culbertson LLP
Holland & Knight LLP
Ice Miller LLP
Jenner & Block
Katz & Stefani, LLC
Kinnally, Flaherty, Krentz, Loran, Hodge & Mazur PC
Kirkland & Ellis LLP
Klein, Thorpe & Jenkins, Ltd.
McDermott, Will & Emery
Mayer Brown
Michael Best & Friedrich LLP
Morrison & Morrison, Ltd.
Bryan E. Mraz & Associates
Neal, Gerber & Eisenberg, LLP
Neal & Leroy LLC
O'Donnell Haddad LLC
Prendergast & DelPrincipe
Rathje & Woodward, LLC
Righeimer, Martin & Cinquino, P.C.
Robbins, Salomon & Patt, Ltd.
Rosenfeld Hafron Shapiro & Farmer
Rosenthal, Murphey, Coblentz & Donahue
Rubin & Associates, P.C.
Ryan and Ryan, P.C.
Reed Smith LLP
Sarnoff & Baccash
Scariano, Himes & Petrarca, Chtd.
Schiff Hardin LLP
Schiller, DuCanto & Fleck LLP
Schirott, Luetkehans & Garner, LLC
Schuyler, Roche & Crisham, P.C.
Sidley Austin LLP
Storino, Ramello & Durkin
Thomas M. Tully & Associates
Thompson Coburn, LLP
Tuttle, Vedral & Collins, P.C.
Vedder Price
von Briesen & Roper, SC
Winston & Strawn LLP
Worsek & Vihon LLP

Financial Institutions

AmericaUnited Bank Trust
BMO Harris Bank
Charter One
Citibank
Cole Taylor Bank
First Bank of Highland Park
First Financial Northwest Bank
First Midwest Bank
First State Financial
Glenview State Bank
Itasca Bank & Trust Co.
Lake Forest Bank & Trust Co.
MB Financial Bank
Midwest Bank
Northern Trust
Northview Bank & Trust
The Private Bank
Wintrust

Corporations

Advocate Health Care System
Alliance Property Consultants
American Stores Company
Archdiocese of Chicago
Arthur J. Rogers and Company
Avangrid Renewables, LLC
BHE Renewables
BP Amoco Oil Company
Christopher B. Burke Engineering, Ltd.
Cambridge Homes
Canadian National Railroad
Capital Realty Services, Inc.
Chicago Cubs
Children's Memorial Hospital
Chrysler Realty Corporation
Citgo Petroleum Corporation
CorLands
CVS
Edward R. James Partners, LLC
Enterprise Development Corporation
Enterprise Leasing Company
Exxon Mobil Corporation
Hamilton Partners
Hollister Corporation
Imperial Realty Company
Invenergy LLC
Kimco Realty Corporation
Kinder Morgan, Inc.
Lakewood Homes
Lowe's Companies, Inc.
Loyola University Health System
Marathon Oil Corporation
Meijer, Inc.
Menards
Mesirow Stein Real Estate, Inc.
Paradigm Tax Group
Prime Group Realty Trust
Public Storage Corporation
RREEF Corporation
Shell Oil Company
Union Pacific Railroad Company
United Airlines, Inc.

Public Entities

Illinois Local Governments and Agencies

Village of Arlington Heights
Village of Barrington
Village of Bartlett
Village of Bellwood
Village of Brookfield
Village of Burr Ridge
City of Canton
Village of Cary
City of Chicago
Village of Deer Park
City of Des Plaines
Des Plaines Park District
Downers Grove Park District
City of Elgin
Elk Grove Village
City of Elmhurst
Village of Elmwood Park
City of Evanston
Village of Forest Park
Village of Franklin Park
Village of Glenview
Glenview Park District
Village of Harwood Heights
City of Highland Park
Village of Hinsdale
Village of Inverness
Village of Kenilworth
Village of Kildeer
Village of Lake Zurich
Leyden Township
Village of Lincolnshire
Village of Lincolnwood
Village of Morton Grove
Village of Mount Prospect
Village of North Aurora
Village of Northbrook
City of North Chicago
Village of Northfield
Northfield Township
Village of Oak Brook
Village of Orland Park
City of Palos Hills
City of Peoria
City of Prospect Heights
City of Rolling Meadows
Village of Rosemont
City of St. Charles
Village of Schaumburg
Village of Schiller Park
Village of Skokie
Village of South Barrington
Village of Streamwood
Metropolitan Water Reclamation District of Greater Chicago
City of Waukegan
Village of Wheeling
Village of Wilmette
Village of Willowbrook
Village of Winnetka
Village of Woodridge

County Governments and Agencies

Boone County State's Attorney's Office
Forest Preserve of Cook County
Cook County State's Attorney's Office
DuPage County Board of Review
Forest Preserve District of DuPage County
Kane County
Kendall County Board of Review
Lake County
Lake County Forest Preserve District
Lake County State's Attorney's Office
Morton Township
Peoria County

State and Federal Government Agencies

Federal Deposit Insurance Corporation
U.S. General Services Administration
Illinois Housing Development Authority
Illinois State Toll Highway Authority
Internal Revenue Service
The U.S. Postal Service

Schools

Argo Community High School District No. 217
Arlington Heights District No. 25
Township High School District No. 214, Arlington Heights
Barrington Community Unit District No. 220
Chicago Board of Education
Chicago Ridge District No. 127½
College of Lake County
Community Consolidated School District No. 15
Community Consolidated School District No. 146
Community School District No. 200
Consolidated High School District No. 230
Darien District No. 61
DePaul University
Elk Grove Community Consolidated District No. 59
Elmhurst Community Unit School District No. 205
Glen Ellyn School District No. 41
Glenbard High School District No. 87
Indian Springs School District No. 109
LaGrange School District No. 105
Lake Forest Academy
Leyden Community High School District No. 212
Loyola University
Lyons Township High School District No. 204
Maine Township High School District No. 207
Niles Elementary District No. 71
North Shore District No. 112, Highland Park
Northwestern University
Orland Park School District No. 135
Palatine High School District #211
Rhodes School District No. 84-1/2
Riverside-Brookfield High School District No. 208
Rosalind Franklin University
Roselle School District No. 12
Schaumburg Community Consolidated District No. 54
Sunset Ridge School District No. 29
Township High School District No. 211
Township High School District No. 214
Triton College
University of Illinois
Wheeling Community Consolidated District No. 21
Wilmette District No. 39

JOSEPH M. MaROUS
STATEMENT OF QUALIFICATIONS

Joseph M. MaRous is an Associate Appraiser with MaRous and Company, with a focus on the renewable and alternative energy industry.

EDUCATION

Purdue University - West Lafayette, Indiana
Bachelor of Science – Building Construction Management
Focus in residential and green build construction

CERTIFICATIONS

Certified Green Build Professional
OSHA Safety Certified
USPAP Certified

CONSTRUCTION

Professional in the construction industry for 10 years

- Residential
- Commercial
- Industrial
- Municipal
- Tenant Improvement
- Schools
- Media Studios
- Automobile Dealerships

APPRAISAL

Wind Projects
- Illinois
- Iowa
- South Dakota
- New York

Solar Projects
- Maryland
- Wisconsin

- Vacant Land
- Auto Dealerships
- Religious Facilities
- Residential
- Commercial
- Retail

For more details visit: linkedin.com/in/joemarous