

MCKINNEY APPRAISAL SERVICES, LTD.

George D. McKinney, Jr.
Practicing Affiliate, Appraisal Institute #39046
Wisconsin Certified General Appraiser #729-10
P. O. Box 308, Big Bend, WI 53103
262-662-5642 (office/fax)
414-507-2068 (cell)
george.mckinney@outlook.com
www.mckappraisal.com

Professional Position

Owner, McKinney Appraisal Services, Ltd. Proficient in all phases of commercial real estate valuation and evaluation, including appraisal, feasibility analysis, market study, and investment analysis of industrial facilities, senior health care facilities (SNF, ALF, CCRC), retail stores, strip centers, neighborhood and regional shopping centers, office buildings, apartment projects, raw land, subdivision analysis, and special purpose properties.

Authorizations and Certificates

Certified General Appraiser, State of Wisconsin #729
Certified General Appraiser, State of Tennessee #51386 (inactive)
Certified General Appraiser, State of Pennsylvania #997 (inactive)

Education

Bachelor of Business Administration
Major Fields of Study in Finance and Real Estate
University of North Texas, 1990

Practicing Affiliate, Appraisal Institute #39046; has completed the following professional coursework for the MAI designation sponsored by the Appraisal Institute:

Real Estate Principles; Basic Valuation Procedures
Capitalization Theory & Techniques, Parts A and B
Case Studies in Real Estate Valuation
Report Writing & Valuation Analysis
Business Practices and Ethics, 2010
The Uniform Standards of Professional Practice (USPAP) – 2018-19 Update
Condemnation Appraising – Principles & Practices, 2010
Separating Real Property, Personal Property & Intangible Business Assets, 2012
Advanced Land Valuation, 2017 (Proxy only)

Professional Experience

Feb. 2010 – Present	Owner, McKinney Appraisal Services, Ltd. Big Bend, WI
1998 - 2009 1995 - 1996	Senior Analyst; Appraisal Resource Group Milwaukee, Wisconsin
1997 - 1998	Senior Analyst; Norman Hall & Associates Nashville, Tennessee
1992 - 1995	Senior Analyst for Equity Appraisal Company, Inc. Philadelphia, Pennsylvania
1990 - 1992	Staff Appraiser; Noyd & O'Connell Appraisal Company, Inc. Dallas, Texas

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PARTIAL LIST – PROPERTIES APPRAISED:

Industrial, Retail, Office & Mixed / Special Use

Ace Products Facility (45,000+/- SF)	Butler, WI
Former Cycle Empire Facility	Greenfield, WI
First Supply Facilities	Fox Cities, WI
	Oshkosh, WI
	Oak Creek, WI
	Milwaukee, WI
	Milwaukee, WI
Giuffre Crane Facility	
Mallory Properties Industrial Complex (230,000+/- SF)	Oak Creek, WI
Ryder Truck / Roehl Rental	Janesville, WI
Hubb Auto Sales / Service	Elkhorn, WI
The Gilbert Office Building	Madison, WI
Skipper Bud's Marina	Oshkosh, WI
Lakeside Marina	Kenosha, WI
Kenosha Jet Center	Burlington, WI
Burlington Airport Terminal / Meissner Aircraft	Kenosha, WI
Midwest Propeller Hangar Facility	Brookfield, WI
Powers Jewelry Retail Facility	Green Bay, WI
Tosca Manufacturing	Oshkosh, WI
300 North Main Office Building	Green Bay, WI
South Bay Marina and Yacht Club	Green Bay, WI
Green Bay Packaging (500,000+/- SF)	Racine, WI
Rich Lonn's Tire/Service	Waukesha, WI
	Hales Corners, WI
Postal Plaza Shopping Center	Slinger, WI
Dove Plaza Shopping Center	Wind Lake, WI
Wind Lake Plaza	Burlington, WI
Free-standing Retail Facility	Milwaukee, WI
La Fuente Restaurant	Brown Deer, WI
Greenbrook Professional Building	New Berlin, WI
Heritage Funeral Homes	Greenfield, WI
	Oak Creek
MMSD Deep Tunnel Facility	Milwaukee, WI
Shoreline Boat Center	Green Lake, WI
Free-standing Retail / Office Facility	Burlington, WI
GrandView Business Park Industrial Facility	Yorkville, WI
Multi-tenant Flex Facility	West Bend, WI
Lannon Tool Industrial Facility	Lannon, WI

PARTIAL LIST - PROPERTIES APPRAISED (con't)

Institutional; Church/School, etc.

Cousins Center (450,000 +/- SF)	St. Francis, WI
St. Thomas More High School	St. Francis, WI
Kenosha Assembly of God Church / School (215,000 +/- SF)	Kenosha, WI
New Life Church of God in Christ	Milwaukee, WI
Proposed Boys & Girls Club	Kenosha, WI
Proposed Mukwonago YMCA	Mukwonago, WI

Institutional; Church/School, etc. (con't)

Kenosha Bible Church	Kenosha, WI
Journey House / Longfellow School	Milwaukee, WI
Bethel Baptist Church	Janesville, WI
Middleton Community Church	Middleton, WI
Poplar Creek Church and School	New Berlin, WI
Renaissance School	Pleasant Prairie, WI
Renaissance School	Mount Pleasant, WI
Trinity Baptist Church	Milwaukee, WI
Appleton Community Center (Thompson)	Appleton, WI
Northern Light Baptist Church	Middleton, WI
Grace Church	Caledonia, WI
Apostolic Faith Church	Racine, WI
Ozaukee Ice Hockey Center	Mequon, WI
Galilee Lutheran Church	Pewaukee, WI
Ark of the New Covenant Church	Milwaukee, WI
Western Racquet & Fitness Club	Green Bay, WI
St. John's Evangelical Lutheran Church	Mukwonago, WI
First Christian Church	Bristol, WI
High Point Church / School	Madison, WI
YMCA of Rhinelander (incl. Ministry Health)	Rhinelander, WI
Mason Temple Church / Jared Calvin Academy	Milwaukee, WI
Falls Baptist Church and Bible College	Menomonee Falls, WI
St. Nicholas Presbyterian Church	Racine, WI
Grace Ev. Lutheran Church & School	Menomonee Falls, WI

Senior Health Care; Hotel Properties

Comfort Inn	Sturgeon Bay, WI
Mainstay Suites	Oak Creek, WI
Country Inn & Suites	Milwaukee, WI
Country Inn & Suites	Kenosha, WI
Quality Inn	West Bend, WI
The 52 Stafford (Boutique Hotel/Rest.)	Plymouth, WI
Rennes Health Center	Appleton, WI
St. Rose Residences	Milwaukee, WI
Countryside Nursing / Rehabilitation Center	Jefferson, WI
Belgium Gardens Assisted Living Facility	Belgium, WI
Proposed Rennes Health Center	Rhinelander, WI

PARTIAL LIST - PROPERTIES APPRAISED (con't)

Senior Health Care; Hotel (con't)

Sienna Crest Assisted Living Facility	Oregon, WI Platteville, WI Darlington, WI Dodgeville, WI
Proposed Stonefield Assisted Living	Dodgeville, WI
Pioneer Ridge Senior Apartments	Platteville, WI
Kindred Hearts Senior Living	Fond du Lac, WI Green Lake, WI Sun Prairie, WI
12 Kindred Hearts Senior Care Facilities	Statewide throughout WI
Washington Heights Assisted Living	Grafton, WI
Ark Haven Assisted Living	Milwaukee, WI
Heritage Court Assisted Living	Eau Claire, WI
Birchrock Corners Assisted Living	Mukwonago, WI
Three (3) Clarity Care CBRF's	Oshkosh, WI
Sunny Ridge Health & Rehabilitation Center	Sheboygan, WI
Gabriel's Villa Assisted Living	Oshkosh, WI
Fardale Home Assisted Living	Milwaukee, WI
Michalene's Assisted Living	Ripon, WI
Grace Lodge Assisted Living	Rhineland, WI
Microtel Inn and Suites	Appleton, WI
Super 8	Fond du Lac, WI
Boarder's Inn & Suites	Wautoma, WI Waupun, WI Ripon, WI
Rennes Health & Rehab Centers	Weston (Wausau), WI DePere (Green Bay), WI
Proposed Milestone Ass't Living Facility	Tomahawk, WI
Villa St. Clare Assisted Living Facility	Neenah, WI
Our House Assisted Living Facility	Lodi, WI Reedsburg, WI
Quality Inn & Suites	Fitchburg (Madison), WI
Church Hill Inn	Sister Bay, WI
Avani Skilled Nursing Facility	Minoqua, WI
Bethel Lutheran Retirement Community	Viroqua, WI

Vacant Land

Wood Creek Property	Oconomowoc, WI
380+/- Acre Meissner Farm	Sussex, WI
130+/- Acres (I-94 & CTH "K")	Raymond, WI
Former Grede Foundries Site (S. 1 st Street & Greenfield Avenue)	Milwaukee, WI
80+/- Acres for Grace Lutheran Facilities (Church & School; Senior Housing)	Menomonee Falls, WI
88+/- Acre Himes Farm	Hartford, WI
110+/- Acres – Business Park	Big Bend, WI

MAJOR PROPERTIES APPRAISED:
(w/Appraisal Resource Group)

Industrial

John Deere Distribution Facility
Outokumpu Copper / American Brass
Brass Light Gallery
Heinn-Trend Facility
Bemis Manufacturing
Muskego Corp. Center
Serigraph Facility
Norco Facility
Ruud Lighting
Wiza Industries
Metal Tek Facilities

Woodsview Corp. Center
Johnson-Polymer
LakeView IX
Golden Books Publishing
Thermoset
Hayes Industrial Brakes
The A. L. Schutzman Facility
First Supply Facilities

American Alloy and Steel
Waukesha Foundry
Anchor Foods
Merkt's Cheese
Tax-Air Freight
Jeneil Biotech
Cottonwood Commerce Center
Franklin Commerce Center

Janesville, WI
Kenosha, WI
Milwaukee, WI
Milwaukee, WI
Menomonee Falls, WI
Muskego, WI
West Bend, WI
Franksville, WI
Sturtevant, WI
Muskego, WI
Waukesha, WI
Watertown, WI
Pewaukee, WI
Sturtevant, WI
Pleasant Prairie, WI
Racine, WI
Mequon, WI
Mequon, WI
Pewaukee, WI
Appleton, WI
Green Bay, WI
Oshkosh, WI
Oak Creek, WI
Waukesha, WI
Waukesha, WI
Appleton, WI
Bristol, WI
Milwaukee, WI
Saukville, WI
Hartland, WI
Franklin, WI

Office

Executive Center V
10625 Building
Franklin Corporate Center
Heritage House at Mayfair

Brookfield, WI
Wauwatosa, WI
Franklin, WI
Wauwatosa, WI

MAJOR PROPERTIES APPRAISED W/ARG (Con't)

Office (Con't)

Bishop's Woods East	Brookfield, WI
Executive Center V	Brookfield, WI
10625 Building	Wauwatosa, WI
Franklin Corporate Center	Franklin, WI
Heritage House at Mayfair	Wauwatosa, WI
Bishop's Woods East	Brookfield, WI
Squires I and II	Brookfield, WI
Squires III	Pewaukee, WI
Maplewood I and II	Brookfield, WI
Oncology of Wisconsin	Wauwatosa, WI
3301 Building	Wauwatosa, WI
Cedar Creek Business Center	Jackson, WI
Cannon & Dunphy	Brookfield, WI
Milwaukee Medical Clinic	Milwaukee, WI
Barstow Medical Clinic	Waukesha, WI
Sigma Environmental	Milwaukee, WI
3301 Mayfair Building	Wauwatosa, WI
Harnischfeger / Stark Investments	St. Francis, WI
Innovation Pointe – Technology Park	Wauwatosa, WI
Chancellory Park I-II-III	Brookfield, WI
Ameritech	Brookfield, WI

Institutional

The Cousins Center	St. Francis, WI
St. John Chrysostomos Monastery	Pleasant Prairie, WI
Pius XI High School	Milwaukee, WI
La Causa School	Milwaukee, WI
The Browning School	Milwaukee, WI
Congregation Shalom	Fox Point, WI
Life Creek / Korean Church	Oak Creek, WI
St. Luke's Missionary Baptist Church	Milwaukee, WI
Fox River Christian Church	Waukesha, WI
St. Leonard's Congregation	Muskego, WI
Grace Evangelical Church and School	Menomonee Falls, WI
Brookside Baptist Church	Brookfield, WI
Greater Mt. Sinai Church	Milwaukee, WI
St. Charles Borromeo	Milwaukee, WI

MAJOR PROPERTIES APPRAISED W/ARG (Con't)

Hotel / Motel

Proposed Sheraton Hotel & Convention Center	Milwaukee, WI
Ambassador Hotel	Milwaukee, WI
Residence Inn Downtown	Milwaukee, WI
Hotel Metro	Milwaukee, WI
Marriott West	Pewaukee, WI
City Center Hotel & Convention Center	Oshkosh, WI
Country Inn & Suites	East Troy, WI
Ambassador Inn	Milwaukee, WI
Embassy Suites	Brookfield, WI
Doubletree Hotel	Milwaukee, WI
Holiday Inn Harborview	Port Washington, WI
Radisson Hotel	Pewaukee, WI
Comfort Suites	Pewaukee, WI
Comfort Inn	Madison, WI
Mainstay Suites	Oak Creek, WI
Midway Hotel	LaCrosse, WI
	Eau Claire, WI
	Wausau, WI
Country Inn & Suites	Port Washington, WI
Radisson Hotel	Wauwatosa, WI

Senior Housing

Continuum Care Retirement Communities (CCRC):

Three Pillars	Dousman, WI
St. John's Home Milwaukee	Milwaukee, WI
Congregational Home	Brookfield, WI
Village at Manor Park	West Allis, WI
Freedom / Friendship Village	Milwaukee, WI
Trinity Village	Milwaukee, WI
The Lutheran Home	Wauwatosa, WI

Assisted Living Facilities (ALF):

Lake Terrace	Franklin, WI
River Woods Estates	Manitowoc, WI
Jackson Crossing	Jackson, WI

MAJOR PROPERTIES APPRAISED W/ARG (Con't)

Senior Housing (Con't)

Assisted Living Facilities (Con't):

The Regency

Muskego, WI
New Berlin, WI
Brookfield, WI

Park Hills

Blackhawk Residences

The Renaissance

Hales Corners, WI
Fort Atkinson, WI
Wisconsin Rapids, WI
Weston, WI
DePere, WI
Appleton, WI
Hartford, WI

The Gardens of Hartford

Independent Living Apartment (ILU):

Mason Lodge

Muskego Regency

National Regency

Jackson Crossing

Shawano, WI
Muskego, WI
New Berlin, WI
Jackson, WI

Skilled Nursing Facilities (SNF):

Rib Lake Health Center

Rennes Health Center

Rib Lake, WI
Peshtigo, WI
DePere, WI
Marinette, WI
Appleton, WI
Weston, WI

The Tillers

Ruth Hospice

Beverly Terrace

Golden Age

Riverview Terrace

Court Manor

Oswego, IL
Milwaukee, WI
Watertown, WI
Tomahawk, WI
Tomahawk, WI
Ashland, WI

MAJOR PROPERTIES APPRAISED W/ARG (Con't)

Vacant Land

The Renaissance Business Park	Sturtevant, WI
Gateway Business Park	Beloit, WI
Northgate Business Park	Fond du Lac, WI
Prairie Trails East	Pleasant Prairie, WI
Wal-Mart Land / Muskego Corp. Park	Muskego, WI
Bark River Crossing	Merton, WI
Twin Pine Farms	Lisbon, WI
Stonewall Ridge	Jackson, WI
Fox Hollow	Paddock Lake, WI
Westbrook Corporate Park	Menomonee Falls, WI
Chippewa Crossing Corp. Park	Chippewa Falls, WI
Hawk's Meadow	Pewaukee, WI
Yorkshire Grove	Franklin, WI
The Settlement at Hoods Creek	Mount Pleasant, WI
Fox Chase	Eagle, WI
Geneva National – 40 Acres	Lake Geneva, WI
Cobble Court	Sturtevant, WI
Seven Stones	Lisbon, WI
Wood Creek	Oconomowoc, WI

Various (MF Residential; Retail; Auto Dealerships; Airport Hangars)

Best Ford	Wauwatosa, WI
Chili's Restaurants	Plover, WI
	Oconomowoc, WI
Bob Chinn's Crab House (proposed)	Kenosha, WI
Postal Plaza Shopping Center	Hales Corner's, WI
Sentry Food	Milwaukee, WI
Colonial Pointe Apartments	Milwaukee, WI
Bergstrom of Fox Valley	Oshkosh, WI
Walker's Point Lofts	Milwaukee, WI
Weyenberg Warehouse Lofts	Beaver Dam, WI
Checker Auto Parts	Greenfield, WI
Scott Air Charter; Various Hangars	Mitchell Int'l Airport, WI
Hub Chrysler-Plymouth	Greenfield, WI
Seven Mile Fair	Raymond, WI
Gandrud Chevrolet	Green Bay, WI
Aero-Tech Air Cargo (Fed-Ex)	Milwaukee, WI
Aero-Tech Portland	Portland, OR
Land's End Hangar	Dane Co. Airport, WI

PARTIAL LIST OF CLIENTS SERVED

Mr. Dale Guenther, FVP
Park Bank
20300 Water Tower Blvd.
Brookfield, WI 53045

Mr. Aaron J. Lensink
BMO Harris Bank
770 North Water Street
Milwaukee, WI 53202

Ms. Linda S. Schuerall, VP
Town Bank
850 W. North Shore Drive
Hartland, WI 53029

Ms. Cheryl A. Dodson
Associated Bank
N64 W23710 Main Street
Sussex, WI 53089

Mr. Ryan Swenson, Credit Dept.
First National Bank & Trust
345 East Grand Avenue
Beloit, WI 53511

Mr. Tim McFarlane, COO
Hometown Bank
80 Sheboygan Street
Fond du Lac, WI 54935

Ms. Holly McQuestion
National City Bank
One North Franklin Street - Ste. 2550
Chicago, IL 60606

Mr. Robert J. Bell II
Johnson Bank
333 East Wisconsin Avenue
Milwaukee, WI 53202

Mr. Brian Byrne
Water Stone Bank
11200 West Plank Court
Wauwatosa, WI 53226

Mr. Mark Lemke
The Private Bank
743 North Water Street
Milwaukee, WI 53202

Mr. Christopher J. Brock
Foundations Bank
N35 W23770 West Capitol Drive
Pewaukee, WI 53072

Mr. Thomas Quagliata
BMO Harris Bank
111 West Monroe Street
Chicago, IL 60603

Mr. Bryan L. Downey
BMO Harris Bank
3155 North 124th Street
Brookfield, WI 53008

Mr. Steve Miller
Johnson Bank
555 Main Street
Racine, WI 53403

PARTIAL LIST OF CLIENTS SERVED (Con't)

Mr. Keith M. Olszewski, VP
Associated Bank
401 East Kilbourn Avenue, Suite 350
Milwaukee, WI 53202

Ms. Lisa Kimbro, MAI
Lehman Brothers Bank
25510 Commerce Center Drive
Lake Forest, CA 92630

Ms. Nancy Alexich
BMO Harris
Bank
111 West Monroe Street
Chicago, IL 60603

Mr. Steven Ogasawara
Bank of America
135 South LaSalle Street
Chicago, IL 60603

Ms. Audrey Sellers, VP
Tri-City National Bank
7213 North Teutonia Avenue
Milwaukee, WI 53045

Mr. Kenneth James
First Business Bank
18500 W. Corporate Drive
Brookfield, WI 53045

Mr. Matt Sell
BMO Harris Bank
770 North Water Street
Milwaukee, WI 53202

Mr. William A. Stone
Town Bank
850 North Shore Drive
Hartland, WI 53029

Ms. Julie A. Marshall
Irwin Union Bank
555 North Plankinton Avenue
Milwaukee, WI 53202

Ms. Erika Jerowski
Winona National Bank
1491 West Broadway
Winona, MN 55987

Mr. Kenneth Praser
JP Morgan Chase Bank
10 South Dearborn
Chicago, IL 60603

Ms. Susan P. Jensen, Sr. VP
Johnson Bank
555 Main Street
Racine, WI 53403

Mr. David Faust
Wells Fargo Trust
101 West Washington Street
Marquette, MI 49855

Mr. Stephen D. Kyles
JP Morgan Chase Bank
201 East Main Street
Lexington, KY 40507

PARTIAL LIST OF CLIENTS SERVED (Con't)

Mr. Dan Dercks, VP
BMO Harris Bank
221 West College Avenue
Appleton, WI 53912

Mr. James Riehle
National Exchange Bank & Trust
1320 West Paradise Drive
West Bend, WI 53095

Ms. Toni Stammer
US Bank
777 East Wisconsin Avenue
Milwaukee, WI 53202

Mr. Curt R. Kolell, MAI
Associated Bank
N64 W23710 Main Street
Sussex, WI 53089

Mr. David A. Pike
Tri-City National Bank
6400 South 27th Street
Oak Creek, WI 53154

Mr. Michael L. Acker, VP
BMO Harris Bank
770 North Water Street
Milwaukee, WI 53202

Mr. Joseph A. Domanic, VP
Tri-City National Bank
2555 West Ryan Road
Franklin, WI 53154

Mr. John Housiaux
Johnson Bank
5600 North Lake Drive
Whitefish Bay, WI 53217

Mr. Larry Larsen
Ozaukee Bank
N69 W5269 Columbia Circle
Mequon, WI 60674

Mr. Paul Melnick
Marine Bank
N27 W24025 Paul Court
Pewaukee, WI 53072

Ms. Darci Miller
Marine Bank
10068 W. Loomis Road
Franklin, WI 53132

Mr. Daniel Benway
JP Morgan Chase Bank
21 S. Clark Street
Chicago, IL 60670

Mr. Tom Vandemortel, VP
BMO Harris Bank
1555 West Mequon Road
Mequon, WI 53092

Ms. Heather Baylor
Park Bank
330 East Kilbourn Avenue
Milwaukee, WI 53202

EXPIRES: 12/14/2019

NO. 729 - 10

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that

GEORGE D MCKINNEY JR

was granted a certificate to practice as a

CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law

on the 17th day of July in the year 1995.

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



Laura E. Gutierrez
Secretary

This certificate was printed on the 20th day of December in the year 2017



General Star National Insurance Company
P O Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA327477A

Renewal of Number: NJA327477

1. **NAMED INSURED:** George D. McKinney, Jr.
STREET ADDRESS:

W225 S 9080 Mt Carmel Rd
Big Bend, WI 53103

2. **POLICY PERIOD:** Inception Date: 03/21/2017 Expiration Date: 03/21/2018
Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMITS OF LIABILITY:**

Each Claim: \$1,000,000

Aggregate: \$1,000,000

Claim Expenses have a separate Limit of Liability:

Each Claim: \$1,000,000

Aggregate: \$1,000,000

4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0

5. **RETROACTIVE DATE:** 03/21/2010

If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** \$585.00

TOTAL Premium and Taxes/Surcharge : \$585.00

7. **ENDORSEMENTS:**

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 04 0003 (07/14), AP 04 0004 (07/14), AP 20 0001 (06/11), AP 21 0002 (06/11),
AP 27 0004 (06/11), AP 27 0005(05/13) SGN 90 0001 (07/10), AP 01 0044WI (06/11),
AP 08 0049WI (06/11),

8. **PRODUCER NAME:** Mercer Consumer

STREET ADDRESS: P. O. Box 8146
Des Moines, IA 50306-8146

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 03/20/2017

AP 10 0001 06 11

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