

# MCKINNEY APPRAISAL SERVICES, LTD.

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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](mailto:george.mckinney@outlook.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) – 2016-17 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	Appleton, WI
	Green Bay, 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	Milwaukee, WI
La Fuente Restaurant	Brown Deer, WI
Greenbrook Professional Building	

### **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

## **PARTIAL LIST - PROPERTIES APPRAISED (con't)**

### **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
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

**PARTIAL LIST - PROPERTIES APPRAISED (con't)**

**Senior Health Care; Hotel (con't)**

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

**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	Milwaukee, WI
(S. 1 <sup>st</sup> Street & Greenfield Avenue)	
80+/- Acres for Grace Lutheran Facilities	Menomonee Falls, WI
(Church & School; Senior Housing)	
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. John Housiaux  
Johnson Bank  
5600 North Lake Drive  
Whitefish Bay, WI 53217

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

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

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

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

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

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

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

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

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

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

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

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

NO. 729 - 10

EXPIRES: 12/14/2017

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.*



Secretary

*This certificate was printed on the 7th day of December in the year 2015*



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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Page 1 of 1

### Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Name (as shown on your income tax return)  
**George D. McKinney, Jr.**

Business name/disregarded entity name, if different from above  
**McKinney Appraisal Services, Ltd.**

Check appropriate box for federal tax classification:  
 Individual/sole proprietor  C Corporation  S Corporation  Partnership  Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_  Exempt payee  
 Other (see instructions) ▶ \_\_\_\_\_

Address (number, street, and apt. or suite no.)  
**P. O. Box 308**

City, state, and ZIP code  
**Big Bend, WI 53103**

Requester's name and address (optional)

List account number(s) here (optional)

**Part III Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								
			-					

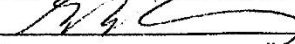
Employer identification number								
4	6	-	0	9	1	7	3	2

**Part IV Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶  Date ▶ **2/13/14**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of Form**

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



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## Official Academic Record for Appraisers

This document certifies that

George D. McKinney, Jr.  
S. 9080 Mt. Carmel Rd.  
Big Bend, WI 53103

has successfully completed the Appraisal Institute's course 833 - Fundamentals of Separating Real, Personal Property, and Intangible Business Assets at Wisconsin Chapter in Milwaukee, WI on 03/14/2012 - 03/15/2012.

Classroom hours: 14.0

Exam hours: 1.0

*Attendance was 100% with a passing grade*

Verified by

A handwritten signature in black ink that reads "Suzanne M. Siradas".

on 03/27/2012.

Suzanne M. Siradas  
State Certification/Licensing

AJ