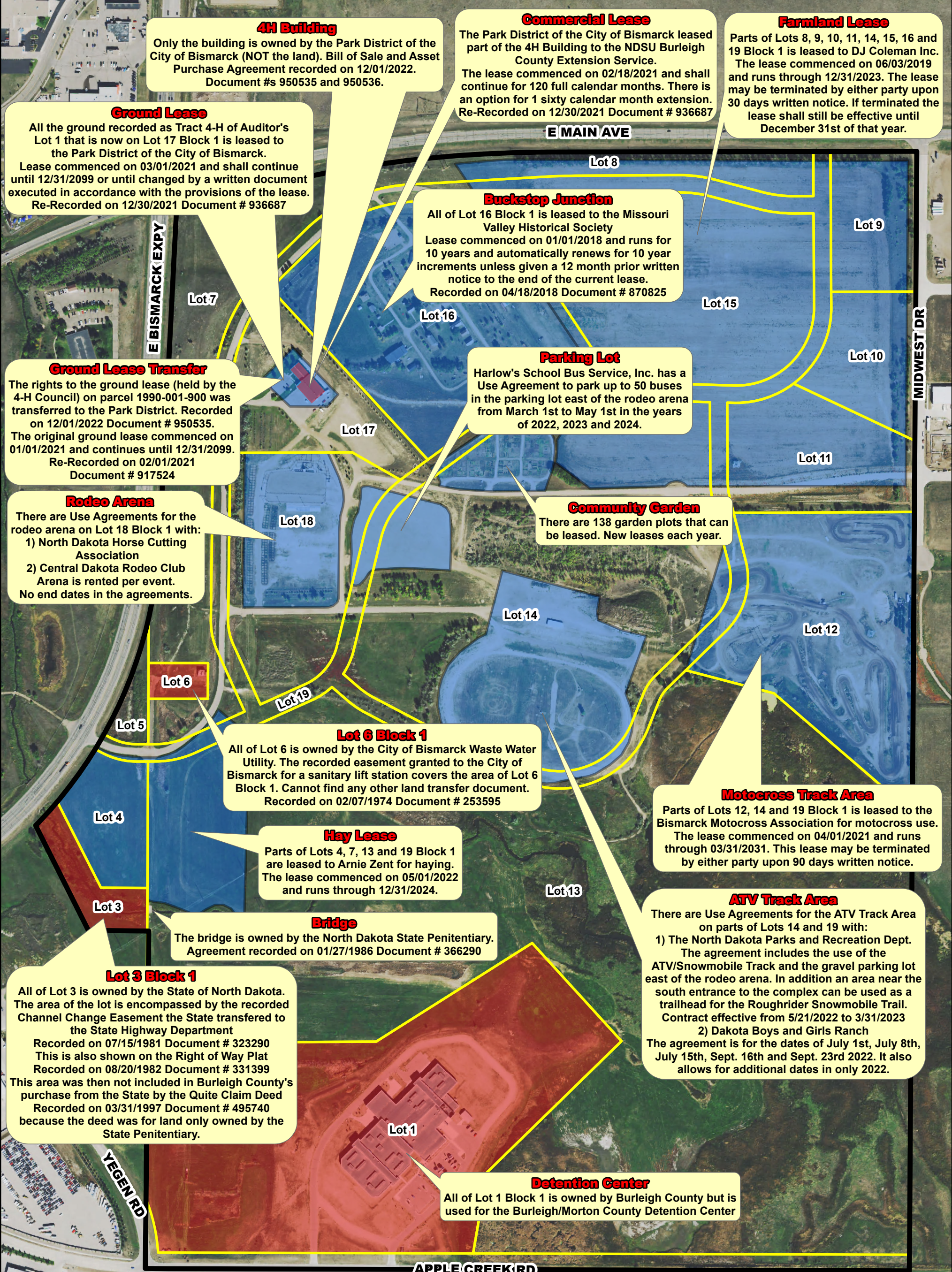


BURLEIGH COUNTY, NORTH DAKOTA  
**MISSOURI VALLEY COMPLEX OWNERSHIP AND LEASES**



**4H Building**  
 Only the building is owned by the Park District of the City of Bismarck (NOT the land). Bill of Sale and Asset Purchase Agreement recorded on 12/01/2022. Document #s 950535 and 950536.

**Commercial Lease**  
 The Park District of the City of Bismarck leased part of the 4H Building to the NDSU Burleigh County Extension Service. The lease commenced on 02/18/2021 and shall continue for 120 full calendar months. There is an option for 1 sixty calendar month extension. Re-Recorded on 12/30/2021 Document # 936687

**Farmland Lease**  
 Parts of Lots 8, 9, 10, 11, 14, 15, 16 and 19 Block 1 is leased to DJ Coleman Inc. The lease commenced on 06/03/2019 and runs through 12/31/2023. The lease may be terminated by either party upon 30 days written notice. If terminated the lease shall still be effective until December 31st of that year.

**Ground Lease**  
 All the ground recorded as Tract 4-H of Auditor's Lot 1 that is now on Lot 17 Block 1 is leased to the Park District of the City of Bismarck. Lease commenced on 03/01/2021 and shall continue until 12/31/2099 or until changed by a written document executed in accordance with the provisions of the lease. Re-Recorded on 12/30/2021 Document # 936687

**Buckstop Junction**  
 All of Lot 16 Block 1 is leased to the Missouri Valley Historical Society Lease commenced on 01/01/2018 and runs for 10 years and automatically renews for 10 year increments unless given a 12 month prior written notice to the end of the current lease. Recorded on 04/18/2018 Document # 870825

**Ground Lease Transfer**  
 The rights to the ground lease (held by the 4-H Council) on parcel 1990-001-900 was transferred to the Park District. Recorded on 12/01/2022 Document # 950535. The original ground lease commenced on 01/01/2021 and continues until 12/31/2099. Re-Recorded on 02/01/2021 Document # 917524

**Parking Lot**  
 Harlow's School Bus Service, Inc. has a Use Agreement to park up to 50 buses in the parking lot east of the rodeo arena from March 1st to May 1st in the years of 2022, 2023 and 2024.

**Rodeo Arena**  
 There are Use Agreements for the rodeo arena on Lot 18 Block 1 with:  
 1) North Dakota Horse Cutting Association  
 2) Central Dakota Rodeo Club Arena is rented per event. No end dates in the agreements.

**Community Garden**  
 There are 138 garden plots that can be leased. New leases each year.

**Lot 6 Block 1**  
 All of Lot 6 is owned by the City of Bismarck Waste Water Utility. The recorded easement granted to the City of Bismarck for a sanitary lift station covers the area of Lot 6 Block 1. Cannot find any other land transfer document. Recorded on 02/07/1974 Document # 253595

**Motocross Track Area**  
 Parts of Lots 12, 14 and 19 Block 1 is leased to the Bismarck Motocross Association for motocross use. The lease commenced on 04/01/2021 and runs through 03/31/2031. This lease may be terminated by either party upon 90 days written notice.

**Hay Lease**  
 Parts of Lots 4, 7, 13 and 19 Block 1 are leased to Arnie Zent for haying. The lease commenced on 05/01/2022 and runs through 12/31/2024.

**ATV Track Area**  
 There are Use Agreements for the ATV Track Area on parts of Lots 14 and 19 with:  
 1) The North Dakota Parks and Recreation Dept. The agreement includes the use of the ATV/Snowmobile Track and the gravel parking lot east of the rodeo arena. In addition an area near the south entrance to the complex can be used as a trailhead for the Roughrider Snowmobile Trail. Contract effective from 5/21/2022 to 3/31/2023  
 2) Dakota Boys and Girls Ranch  
 The agreement is for the dates of July 1st, July 8th, July 15th, Sept. 16th and Sept. 23rd 2022. It also allows for additional dates in only 2022.

**Bridge**  
 The bridge is owned by the North Dakota State Penitentiary. Agreement recorded on 01/27/1986 Document # 366290

**Lot 3 Block 1**  
 All of Lot 3 is owned by the State of North Dakota. The area of the lot is encompassed by the recorded Channel Change Easement the State transferred to the State Highway Department Recorded on 07/15/1981 Document # 323290 This is also shown on the Right of Way Plat Recorded on 08/20/1982 Document # 331399 This area was then not included in Burleigh County's purchase from the State by the Quiet Claim Deed Recorded on 03/31/1997 Document # 495740 because the deed was for land only owned by the State Penitentiary.

**Detention Center**  
 All of Lot 1 Block 1 is owned by Burleigh County but is used for the Burleigh/Morton County Detention Center

Not Owned By Burleigh County / The Detention Center  
 Leased Area  
 Subdivision Boundary  
 Lots

**\*\*All land in the Missouri Valley Complex, except lots 3 and 6, appears to be owned by Burleigh County through the following recorded document numbers: 382988, 401396, 422315, 495740 and 912232**

