

Robert Borgmeyer
Administrative Office of Selador Ranches, Inc.
6770 North Longfellow Drive
Tucson, AZ 85718-2420
Phone: (520) 529-7441 Fax: same #, please call before faxing
South Dakota phone: (605) 394-8062
email: borgsinaz@aol.com

Mr. Dan Bjerke, Rapid City Public Works
300 Sixth Street
Rapid City, SD 57701

May 26, 2000

Dear Dan:

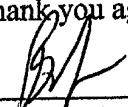
Thank you for your time earlier today. After our conversation, I read again my enclosed January 5, 2000 letter to the Planning Department. To confirm our conversation, we encourage and support your efforts, together with those of the Falcon Ridge owners, to use the new fund for the sewer and water interceptors.

We view ourselves as stewards of this ranch. We have never sold any of our land and have absolutely no intention of doing so. We have done everything we can do to maintain the pristine nature of this land. From a business perspective, we are totally dependent on our cattle operation there and therefore are very vulnerable with our only spring, which is located due north of Falcon Ridge, being contaminated from hundreds of septic systems.

It seems to me that this is the type of development for which the fund was envisioned, notwithstanding the subtleties of annexation. In parallel with that effort, there should be a complete Master Plan for this entire development, including Phase 1, with particular emphasis on the drainage issue.

I will be in Rapid City in ten days and look forward to meeting with you and others on this matter.

Thank you again for your time.



Robert J. Borgmeyer

Copy mailed to Marcia Elkins

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**Rapid City
Planning Department**

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FAX

Selador Ranches, Inc.
8734 Sheridan Lake Road
Rapid City, SD 57702
(605) 394-8062; (520) 529-7441

January 5, 2000

To: Trish Anderson, Planner -Urban Division-Penn/RC Planning Department

Phone: 605 394-4120; Fax: 605 394-6636

Re: Falcon Ridge Development ("the development")

Pages: One(1) including cover

As you know, our family has owned the cattle ranch west and north of the development for almost fifty years. Thank you for the opportunity to make the following comments:

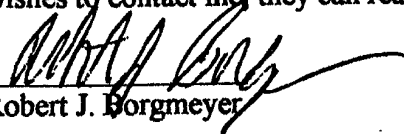
1) our well is located north/northwest of the development and our only spring is immediately north of the development. We would be quite vulnerable to a large private central water and sewer services approach which would impact our existing water rights and usage.

2) our property has been damaged by significant dirt flows from recent developments to the east and south of our property and therefore support the need for a detailed major drainage plan.

3) the development maps show a road exiting the northwest corner of the development into our property; we are not aware of any legitimate need for any road into or through our ranch.

4) we are very concerned about the fire danger generally, including a recent fire there. A cattle ranch is not much of a fire danger to its neighbors. We hope that appropriate steps are taken to minimize any fire danger presented by this large development contiguous to existing houses to the south as well as to our ranch.

Thank you again for this initial opportunity to make the above comments. If anyone wishes to contact me, they can reach me at either of the phone numbers above.


Robert J. Borgmeyer

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