

February 17, 2012

Dear Neighbor,

A few people in your neighborhood seem to be speaking for all. Please use your own reasoning and understand that the zoning of 5504 Wildwood to office commercial will benefit your neighborhood. We would not ask for it if we thought it would decrease the value of anyone's property.

We expect to improve this property and have a real estate office there. If this is not approved, future investment in this property is not feasible because it's too close to the busy intersection to attract good tenants. It's a dangerous intersection for children and pets because of the traffic. The property has evolved since 2000 and will continue to evolve with development in the east and south side of our city.

Please consider the fact that an office will be open five days a week until 5:00 p.m. There is normally no business at the office on Saturdays or Sundays. There will be no barking dogs and no late night parties.

The risk of leaving it zoned residential may be a great risk. There are *no covenants* on the property. We are trying to keep the "junk" at a minimum, but that isn't easy to do with tenants. Note the attachment of another property in the area that is in full compliance. This was a foreclosed property when we purchased it. According to real estate sources, foreclosed properties decrease the value of neighboring properties.

After driving all of the streets in Wildwood, we became very aware that many residents live quite far from this intersection and the subdivision is very wooded. We don't understand how making this corner a better looking place could possibly decrease the value of the homes in Wildwood.

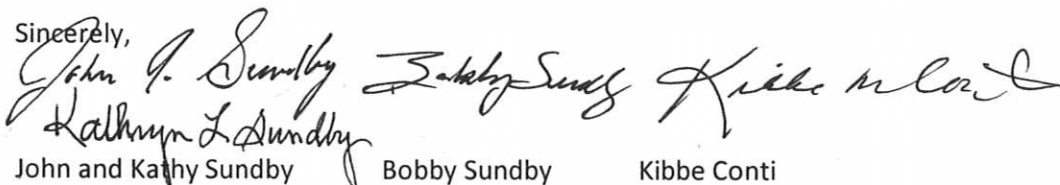
We promise to make our property, and thus your property, and neighborhood better and more attractive. We would consider donating the back half of the lot to the City or neighborhood for a park. We will consider any suggestions that you have including a Planned Development.

We understand your concerns about the property to the south of this intersection. *In conjunction with an acceptable approval of 5504 Wildwood, we will sign an affidavit that we will never pursue a change in zoning/use without a Planned Development including extensive input from area residents.*

We are asking those of you who are neutral or are NOT OPPOSED to this property being rezoned to *office commercial* to please send an E-mail, write or call the Rapid City Council members. The list of Council members is attached. Note the limited uses for office commercial on the attachment.

Thank you for your support. We really appreciate it. Please call Kathy at 484-0422, Bobby at 209-2777 or Kibbe at 391-6206 if you have any questions, concerns, or comments.

Sincerely,



John and Kathy Sundby

Bobby Sundby

Kibbe Conti



Based Upon City's Park Design Sketch - Proposed Park & Office

Which Affects Area Value More -

This is An Example of a Nearby Home with No Covenants:

1. Boat
2. Large Flatbed Trailer
3. Tractor/Plow
4. Two Ice Shacks or Small Metal Sheds
5. Large Metal Storage Container
6. 3-4 Vehicles
7. Large 5th Wheel Trailer
8. Misc. Materials

THIS?

*Despite complaints RC Enforcement confirmed this owner is in compliance.

Proposed Residential-Style Structure & Investment



Property and buildings in the office commercial district shall be used only for the following purposes:

- A. Any use permitted in MDR, not including conditional uses;
- B. Art gallery;
- C. Assembly halls for nonprofit corporations, but not including the serving or dispensing of alcoholic beverages;
- D. Medical facilities, not including veterinary establishments, with pharmacies allowed as an accessory use to permitted medical facilities;
- E. Laboratories for medical research and testing;
- F. Libraries;
- G. Museums;
- H. Office buildings in which no activity is carried on catering to retail trade with the general public and no stock of goods is maintained for sale to customers. These shall include, but shall not necessarily be limited to doctors, dentists, lawyers, architects, engineers, real estate salespersons, appraisers and accountants;
- I. Financial institutions; and
- J. Beauty shops.

To Be Recorded at Register of Deeds Upon Approval of 5504 Proposal

AFFIDAVIT

As the owners of the following real estate:

Una Del Acres #2 Lot A of Lot 11 less lot H1 and Lot B of Lot 11; Lot 12 Rapid City SD, AKA 5575 Sheridan Lake Road & 5525 Sheridan Lake Road; AKA "The two existing homes at the SW Corner of Catron Boulevard and Sheridan Lake Road.

We state the following:

We hereby agree to not pursue any zoning or usage without a Planned Development and extensive input from the area, for any and all property that is described herein. This is subject to the approval of 5504 Wildwood to allow a residential style office in 2012.

Dated this ____ day of _____, 20__.

Robert T. Sundby

John A. & Kathryn L. Sundby

State of South Dakota)
) ss
County of Pennington)

On this the ____ day of _____ 20__, before me, _____, the undersigned officer, personally appeared Robert T. Sundby, John A. Sundby & Kathryn L. Sundby, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that the same was executed for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission expires: _____

(SEAL)