



# Great Western Bank

PO Box 2290, Rapid City, SD 57709

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October 24, 2011

Alta Terra Development, LLC  
Mr. Kent Hagg  
601 West Boulevard  
Rapid City, SD 57701

RE: Indication of Interest – Proposed  
Tax Increment Financing for TID #70

Dear Mr. Hagg,

Great Western Bank welcomes and appreciates the opportunity to propose a \$3,339,200 loan secured by an assignment of the TIF bonds. The proposed funds would provide for the costs of Phase I and Phase II of TID #70. Based on our preliminary analysis of the information provided, preliminary loan terms include, but are not limited to, an initial maturity of up to 5 years from closing and a fixed interest rate equal to Prime + 2% at the date of closing with a floor rate of 5.55% and ceiling of 7.5%.

This letter does not constitute a commitment to lend, but an indication of interest; the bank would be willing to move forward contingent upon a number of factors, including the completion of due diligence, final credit approval, no material adverse change the satisfactory review and execution of mutually-acceptable loan documentation, and such other term and conditions as reasonably determined by Great Western Bank.

Sincerely,

Corrie R Stephens  
Vice President