



Davis Engineering and Land Surveying

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APRIL 10, 2001

Rapid City Planning and Zoning Office
300 6th Street
Rapid City, SD 57701

Attn: Vicki Fisher

Dear Vicki,

Attached please find a master plan for the Black Hills Speedway. This plan allows the use of an open channel through the property and would have culvert crossings at the streets. Because of the existing sewer system and easement that runs through the property, a commercial use such as I have proposed would allow the sewer to be located under the parking areas.

This layout would require an access onto Highway 44 as shown. I have discussed the possibility of having an access point onto Highway 44 with the SDDOT and they are in agreement that one access would meet their requirements with respect to distances from other entrances and sight distances.

We would like to find a way to get this platted so that it can be transferred to Mr. Torgenson. I am sending a copy of this letter to Mr. Torgenson so he can let us know how he feels about all of this. We could put a note on the plat that this property will not be issued a building permit until such time as it complies with all of the current planning and zoning regulations and addresses the drainage issues to the satisfaction of the County drainage board. This would allow the property to be transferred to Mr. Torgenson as soon as possible.

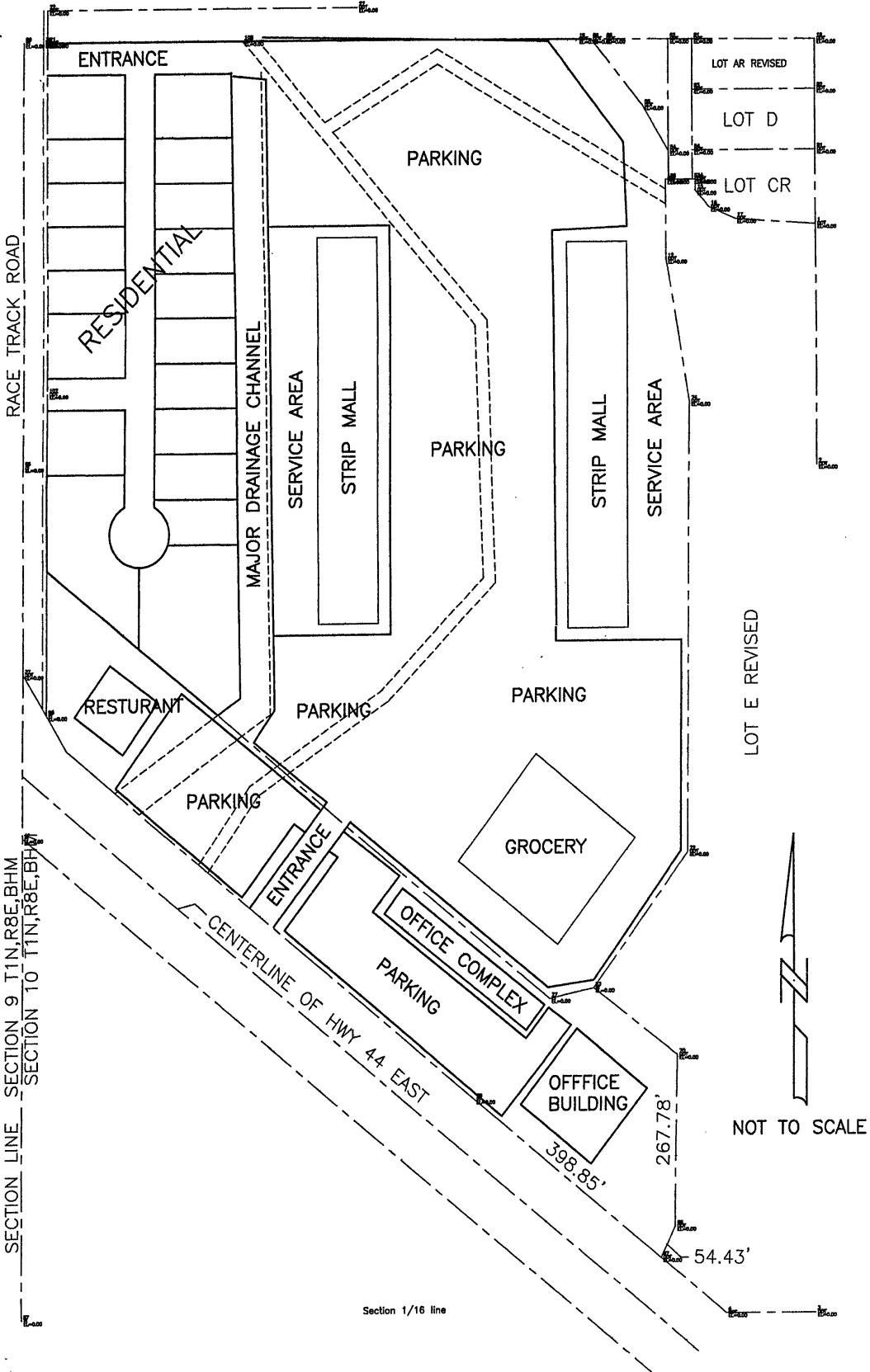
I will let you know as quickly as possible what Mr. Torgenson's thoughts are on placing such a note of the plat. Please review this Master Plan at your April 12th meeting and let me know if something like this is possible. Thank you for your help with this matter.

Sincerely;



Ronald D. Davis PE/RLS/DIA
Project Reference No. J2030

BLACK HILLS SPEEDWAY MASTER PLAN



SECTION LINE SECTION 9 T1N,R8E,BHM
SECTION 10 T1N,R8E,BHM