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June 13, 2001

VIA HAND DELIVERY

Marsha Elkins
City of Rapid City
Planning Department
Rapid City, SD 57701

Re: Proposed Rezoning of Settler's Landing

Dear Marsha:

I am sending you this letter pursuant to our conversations at the meeting of the Future Land Use Committee regarding the rezoning of a portion of the property which we have generally described as Settler's Landing which is more specifically described as Lots 1 and 2 of Montgomery Subdivision, in the South and East 280 feet of the unplatted portion of the SE1/4, Township 2 North, Range 8 East, Section 19, and Tract 1 less parcel A, Settler's Landing, BHM, Pennington County, South Dakota, consisting of 127 acres, more or less.

As the attorney for the group proposing the rezoning of a portion of that property I am writing to inform you that it is our understanding that should this property be rezoned, consistent with our wishes, and no development shall have taken place for a period of 18 months following the effective date of rezoning, then the City of Rapid City would reserve the right to come back and change the zoning status of the property to the original future land use projections. I believe this is consistent with the understanding that was reached at the Future Land Use Committee meeting.

If you should have any questions or comments please feel free to contact me. Also, if you would need any other additional documentation to clarify this understanding please let me know and I will prepare the same, immediately.

Sincerely yours,

Courtney R. Clayborne

CRC:dad