

R & R Realty, LLP

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February 12, 2002

Marcia Elkins, Director
Rapid City Planning Department
300 Sixth Street
Rapid City, South Dakota 57701

RECEIVED

FEB 14 2002

**Rapid City
Planning Department**

Re: Rezoning Request of Wyss Associates for W.E.B. Partners for property generally described as being located west of the western terminus of Fairmont Boulevard and north of Tower Road

Dear Ms Elkins:

R & R Realty, LLP, the owner of equity of adjoining property, wishes to formally protest, via this letter, the rezoning request of Wyss Associates on behalf of W.E.B. Partners of the 3.202 acre parcel as noted above from Office Commercial to General Commercial. This rezoning request came forth for approval on January 10, 2002 at the Planning Commission's regularly scheduled meeting. The hearing on this request was, however, postponed until March 7, 2002 at the request of Wyss Associates to purportedly allow further time to negotiate with R & R Realty on the sale of such property.

R & R Realty had entered into negotiations with W.E.B. Partners prior to January 10, 2002 to purchase the subject parcel. These negotiations, however, abruptly ended after W.E.B. Partners failed to consummate a verbal agreement for sale of the parcel. Since then, the parties have had no further communications.

W.E.B. Partners request for rezoning appears to stem from their belief that the parcel may be more attractive to R & R Realty if it were to be rezoned from Office Commercial to General Commercial. Since there are no ongoing negotiations between the parties for sale of the parcel, such belief is misplaced.

Marcia Elkins, Director

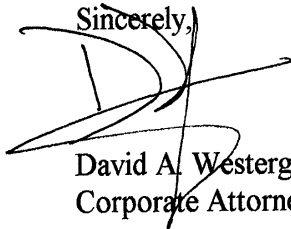
Page 2

February 12, 2002

Further, the rezoning requested by Wyss Associates stands to negatively impact R & R Realty's adjoining property to the east and northeast as well as its planned hotel development immediately to the southeast of the subject parcel. First, the broad nature of the uses permitted in a General Commercial District leaves R & R Realty's adjoining property and development subject to a business that may not be suitable, both logistically and aesthetically, for the area. Further, keeping the parcel's zoning status as Office Commercial maintains the aesthetic pattern of W.E.B. Partners' proposed development to the west and the Ridco corporate offices to the northeast.

R & R Realty intends to offer further reasons to reject the rezoning request at the Commission's meeting scheduled for March 7, 2002. Please advise if further questions develop. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'David A. Westergaard', written over the typed name below.

David A. Westergaard
Corporate Attorney