

Wednesday, February 16, 2005

Dear Neighbors,

Greetings. This letter is to provide you with more information regarding the Evergreen Townhomes and 8-unit apartment building project which is in works with the City. You will be receiving an official letter from the City soon regarding this project. The project is located at 1626 Evergreen Drive and stretches east across a vacant lot to 32nd Street.

The townhomes are two per building (six buildings – twelve units total), similar to the townhomes at Hart Ranch. They will be constructed by a very reputable builder and will be individually offered for sale to the public. Each unit is designed as a split entry with approximately 1,300 square feet on each level or approximately 2,600 total square feet. The exteriors will be a choice of any of three earthtone colors of *CANEXEL* siding with any of three neutral color brick knee-walls. Each will have a two-car garage. The 8-unit apartment building will be of the same exterior with additional brick. We intend to own the apartment building long term and do our best to ensure that the eight families or individuals are good people and an asset to the neighborhood. The south 21.9' will be an access easement. A privacy fence is proposed along the majority of the south property line.

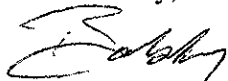
We, like you, are very fond of this area. This plan is the result of our desire to be in harmony with the neighbors and the area. Our work on this project began several years ago and we have a significant investment in time and finances. *As you may be aware the density for these two properties under the pre-overlay guidelines which are in effect at this time of the submittal of this project, allow for approximately 65 apartment units. Again, this was/is not our intention and we know it is not what the neighborhood wants. We hope that you will appreciate that it is a local musician from Calvary Lutheran Church and not an out-of-state developer who is currently the owner of this land.*

We strongly feel that this will be a project of which the area will be proud. The large evergreen trees coupled with the maintenance free wood-grain and brick neutral exteriors will be an attractive combination. It will still be a quiet and beautiful area. We also feel that if it affects property values in the area, it will increase them as these units are projected to appraise for more than \$200,000 each.

We would also be happy to accommodate the recipients of this letter, first, on a waiting list to purchase a townhome.

Thank you much for your consideration of this information. If you have ideas, questions or suggestions you may email them to: evergreenproj@yahoo.com

Sincerely,



Bobby and Genae Sundby

RECEIVED

FEB 16 2005

Rapid City Growth
Management Department