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May 10, 2006

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SUBJECT: Letter of Intent Regarding Development of Lots 2 & 3, Block 1, Stony Creek South

It is the intent of Hutchinson Architect's P.C. to develop this property during two phases of construction. Under the first phase will be the construction of one 11,100 sq.ft. commercial building (located to the North end of the property on Lot 2) and all of the required ancillary infrastructure to support such a facility. Included will be the provision all of the required parking (for both buildings) at a ratio of 5/1000, parking lot lighting, new utility services (water, sewer, gas, electrical) and an enclosed trash enclosure with gates to screen view of dumpsters. Also included in this first phase of development will be the construction of a restaurant drive-up window on the North side of the building as well as a tower and landscaped courtyard with decorative wood trellises on the Southern side (built in the area between phase 1 and phase 2). All necessary site work and retaining walls required to prepare the building pads for construction will also take place during this first phase, which will include the bulk of the proposed development. Construction under phase 2 will be limited to simply the addition of a second 11,100 sq.ft. Commercial building and associated infrastructure just to the South of the courtyard area.

All proposed development under both phases of construction is intended to be Retail / Commercial oriented and has been designed in accordance with; & shall comply with; the uses outlined in the current Rapid City Zoning code for General Commercial Districts.

Respectfully,

James R. Hutchinson
Principal / President, Hutchinson Architect's P.C.