

THE CENTURY COMPANIES

1301 OMAHA STREET, SUITE 207 • RAPID CITY, SD 57701 • (605) 343-7117

CENTENNIAL PROPERTIES, LLC • CENTURY BUSINESS PLAZA, LLC • CENTURY PROPERTIES, LLC • CENTURY MEDICAL PLAZA, LLC • DACOTAH PROPERTIES, LLC
CENTURY RESOURCES, INC • CENTURY DEVELOPMENT CO., INC • CENTURY MOTELS, INC • TURNAC GROUP, LLC

March 9, 2007

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Growth Management Department
300th Street
Rapid city, SD 57701

Rapid City
Management

To Whom It May Concern:

We are requesting the review and approval of a Final Planned Commercial Development to redevelop the former Dan's Supermarket site.

During phase one we are proposing to change the use of the existing building from 64,237 square feet of supermarket space to the following:

1. 20,000 square feet of Carpet/Furniture space
2. 24,000 square feet of Hardware/Home Center space
3. 5,500 square feet of Retail Sales/ Service space
4. 14,737 square feet of Warehousing/Mechanical Mezzanine space

During Phase one we will also construct a 13,300 square foot retail center consisting of the following uses:

1. 8,500 square feet of Retail Sales/Service space
2. 3,400 square feet of Warehousing/Storage space
3. 1,400 square feet of Restaurant, Table Service space with an on-sale liquor [malt beverage] license.

During phase two we will construct the following:

1. 5275 square foot of Restaurant, Table Service space with an on-sale liquor [malt beverage] license.
2. 665 square feet of Warehousing/storage space

As required by the Rapid City Planning Commission we will provide a total of 235 parking spaces and the sight triangle at the south entrance onto Rapid Street will comply with the draft version of Figure 2-2- Intersection Sight Distance/Stop Controlled Intersection that was posted on the Rapid City Engineering web-site on March 8, 2007.

The three buildings will feature many elements of the Tuscan style of architecture from central Italy, including tower like elements, rounded tile roofs, arches, and large areas of rockwork.

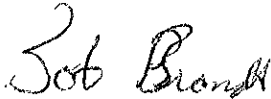
There will be three areas of on-premise advertising located on the property:

1. A 16'x16' x 40' high Tuscan style tower on the north side of the parking lot
Identifying the site as "Tuscany Square Shopping Center".
2. A large rock element on the northwest corner of the existing building with a LED
digital electronic message center and illuminated directory/tenant signs.
3. Individual illuminated business signs on the façade above the canopies.

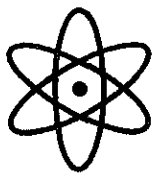
Phase one of the project was started in January, 2007 and should be completed by this
November. Phase two will begin as soon as we identify the restaurant and should be
completed by April 1, 2008.

We are confident that Tuscany Square will become an attractive, exciting new shopping
area for our residents and visitors. Thank you for your consideration of our plan.

Sincerely,

A handwritten signature in black ink that reads "Bob Brandt". The signature is written in a cursive style with a large, stylized initial "B".

Bob Brandt



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Management

Exterior Materials and Colors for the Former Dan's Supermarket and the Adjoining 13,300 square foot Retail Center at Tuscany Square

| <u>Material</u> | <u>Manufacturer</u> | <u>Style/Color</u> |
|---|----------------------|--|
| Rock | Signature Stone | ½ Roaring Forks Rustic Ledge ½ Flaming Gorge Quarry |
| Roof tile | Ludowici Roof Tile | Spanish/ Mission Tuscany/Rose/Fireflash Blend |
| | MonierLifeTile | Barcelona ½ Buckskin ½ California Mission Blend |
| The Ludowici real clay tile is our preferred choice but if they are not able to meet our delivery schedule we may have to change to the MonierLifeTile. | | |
| Aluminum Doors/ Windows | Century Glass | Dark Bronze Color |
| Hollow Metal Doors/ Hardware | North Central Supply | Brown/Satin Chrome |
| E.I.F.S. | | Beige/Earth Tone |
| Concrete Block | Dakota Block | Split Face/Regular Beige/Earth Tone |
| Exposed Wood Timbers | | Douglas Fir/Dark Brown Stain |
| Enclosures at Dumpsters | | Split Face Block/Cedar or Redwood Gates—Beige/Earth Paint on block—Natural finish on wood |