



HUTCHINSON ARCHITECTS, P.C.

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May 10, 2007

Sperlich Consulting, Inc.
821 1/2 Columbus St.
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SUBJECT: Letter of Intent Regarding Phase 2 Development of Lot 3, Block 1, Stony Creek South

It is our understanding that Phase 1 (SCK1) of the Stony Creek Development project at 5622 Sheridan Lake Rd. has been completed and that owner & contractor are ready to move ahead with the next phase of construction (phase 2 of 2). Hutchinson Architect's P.C. is providing this letter to serve as proof of our approval to move ahead with the second phase of development at 5734 Sheridan Lake Rd. (Lot 3, Block 1, STONEY CREEK SOUTH Subdivision, Located in the NW 1/4 of the SW 1/4 section 22 T1N, R7E, BHM Rapid City, Penn. CO., S.D.) and to verify that the same building materials in the same colors are to again be used for this next phase. Just as with the first phase, all proposed development under this second phase 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.

This second phase of construction will simply be limited to addition of a second 11,100 sq.ft. Commercial building, and associated infrastructure as all other site work and utilities were put in place during the already completed first stage of development. This second retail building shall be built in the exact fashion as the first, utilize the same pallet of materials in the exact same colors, and shall be a virtual twin to the existing building built under phase 1, except the roofing color which is to be mid-to-dark brown.

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**Rapid City Growth
Management Department**

Just as with the first stage of development, all proposed development under this second phase 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. Based on current city parking ratios (see information by Sperlich Engineering), all building square footage that is non-medical and restaurant oriented, will be composed of, or be similar to, the following:

- Medical Supply Stores
- Offices (insurance, real estate, etc.)
- Retail / Mercantile (clothing, beauty salons, etc.)
- Fitness Center / Aerobic Classes
- Display / Art Stores
- Copy Centers
- Furniture
- Photography Studios

Uses not allowed to be in this proposed development include, but are not limited to:

- Gaming / Gambling Establishments
- Liquor Stores
- Adult Oriented / Gentlemen's Clubs

Respectfully,

A handwritten signature in black ink, appearing to read "James R. Hutchinson". The signature is fluid and cursive, with a prominent initial "J" and "H".

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