

February 15, 2013

To Whom It May Concern,

My name is Dr. Mary Buhman. I am a veterinarian in Rapid City. I am writing this letter as a means of introduction. I would also like to provide some information about a proposed veterinary hospital.

I am a South Dakota native and graduated from Hill City High School. I attended veterinary school at the University of Minnesota, graduating in 1991. After veterinary school, I moved to Rock Springs, Wyoming, to practice where I remained until 2008. While in Wyoming, I became a practice owner in 1995. In 1998, we moved into a newly constructed 6000 square foot hospital located near the center of town. This facility served both small and large animals and provided grooming and boarding. In the fall of 2008, I moved back home to the Black Hills where I have worked as an associate veterinarian.

I have a desire now to start my own veterinary practice. I have a conditional accepted offer to purchase the Cleary building located at 1555 Catron Blvd. I am very excited about the opportunity to convert this building into a small animal veterinary hospital to serve the South Hill and Edinborough neighborhoods. I would keep the existing building silhouette the same. However, I have plans to slightly alter the outer appearance of the building. I would like the building to resemble more of a lodge-like appearance. The existing brick on the lower portion of the front of the building will be replaced in favor of rock which will be placed along the lower portion of the entire building. A vestibule will be added to the front of the building to facilitate entering the building in inclement weather. I plan to incorporate timber trusses and columns associated with this overhang. I also plan to remove the two overhead doors at the rear of the building.

The existing parking lot provides an adequate number of spaces per city ordinance. The parking spaces will be clearly marked. Landscaping will be large portion of the improvements made to the property. I would like to create a buffer zone between our business and the adjoining residential area. I will replace any dead or poorly growing evergreens currently planted at the rear of the property. There appears to be an area on the west side of the property near the street where trees could be introduced as there currently are none. I would like to provide a small area to the rear of the building where we could walk hospitalized patients. The patients will be walked on leashes by staff members. However, for the safety of the patients since the hospital is near a busy road, I would like to enclose this walking area behind a privacy fence. Any parking, landscaping, or signage will be revised if necessary to comply with city regulations if it currently does not.

The lot associated with the building is very large at over two acres. I will be using a small portion of the space. An idea for the land to the east of the building would be to sod or seed as much of that area as feasible and to place a walkway through the grassy area. This area could be used for patients entering or exiting the hospital as a rest stop. The area could also be used as a walk/play area for neighborhood pets. A clean up station would be provided.

The debris that exists around the building now would be cleaned up. I do not anticipate there being any outside storage of materials or supplies. Instead of many dumpsters that are now present, only one would be needed which would be enclosed behind a privacy fence. I would request a small storage outbuilding that matches the hospital in color be allowed to store lawn mowers and other garden supplies. This storage building would also be enclosed behind a privacy fence.

Our hours of operation would be Monday through Friday, 7:30 am to 5:30 pm by appointment. There may be occasional Saturday hours from 8:00 am to 1:00 pm. I do not anticipate taking emergency after hours calls. I anticipate an initial staff of four full-time employees with perhaps two part-time employees. It is difficult to predict how many clients will be at the facility at once. I would anticipate that at the busiest portion of the day, there may be four or five client cars in the parking lot at once. Once or twice weekly I would expect either UPS or Fed EX to deliver supplies or pick up laboratory samples. Also once weekly on Thursdays, we will have a truck delivery of pet food.

Inside the hospital, I will remodel to provide high quality veterinary care. I will have a reception area, small retail area, exam rooms, laboratory, pharmacy, radiology area, surgery room, treatment area as well as both cages and runs for our surgery and hospitalized patients. I have contacted Animal Arts, an architectural firm in Colorado specializing in veterinary hospitals, to help with the design. They will ensure that the areas where animals are kept are properly soundproofed. They will also help ensure that issues of odor control will be properly handled. The fecal material inevitable in our setting will be kept indoors until it is properly disposed of in compliance with city landfill regulations.

I am working with Geiger Architecture locally to help with the finish design both inside and outside of the building. We would like this building to be an improvement for the neighborhood.

It is difficult to predict what the demand for our services will be. It may be necessary in the future to expand the building to provide services such as grooming and physical rehabilitation. I could foresee expansion of the building an additional 2000 to 4000 square feet at the most. All services provided would be related to animal care. There will be no outside kenneling of animals on the property. I anticipate to complete work pertaining to the remodeling of the building and to be open in 2013, and to complete the landscaping in 2014 and 2015.

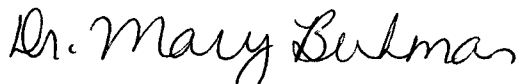
I will be looking to sell the practice in perhaps ten or twelve years. I am currently looking at a total initial investment of \$850,000 in this property. It is very important that if this use of the property as a veterinary hospital is approved, that the use is specific to the property and not to me as an owner so that I could sell the property as a veterinary hospital and receive a return on

my hard work and investment. I would like to request that in the future a new owner, who has a similar operational plan as mine, be approved without having to obtain formal city approval. The new owner could be expected to go through the minor amendment process prior to purchase but I would request that there not be a need for a major amendment unless a potential new owner would be planning major operational changes.

We have drawings of the building with a landscaping overview completed. We have plans to proceed with talks with residents of the adjoining neighborhoods. I also have photographs of the veterinary hospital I built in Wyoming available for review.

Once again, I am very excited about this project. I believe this is a great opportunity to be able to upgrade the entrance to this neighborhood both in the enhanced appearance of the building, as well as with the landscaping and the dog park. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Dr. Mary Buhman". The signature is written in dark ink and is positioned above the printed name.

Dr. Mary Buhman