

09PD048

*Raising expectations.***J Scull****CONSTRUCTION SERVICE INC.**

August 28, 2009

Sperlich & Associates
821 ½ Columbus St.
Rapid City, SD 57701

Re: Stoney Creek South Subdivision statement describing the proposed intended use.

Dear Doug:

The above listed property will be developed in three phases. The first phase will consist of providing the mass grading and main utilities. The first phase will also include constructing the Northeast 4000 sq ft building, which is scheduled to be the same design type and colors of Stoney Creek south and Stoney Creek east buildings. Roofing materials will be a brown tone. Building height will be single story just as the adjoining buildings. The phase one building is scheduled to be a restaurant type facility.

Phase 2 will be an identical building as the Northwest corner of the property.

Phase 3 will be an identical building as the Southwest corner of the property.

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. Based on current city parking ratios (see information by Sperlich Engineering), all building square footage that in non-medical and restaurant oriented, will be composed of, or be similar to the following:

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

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F. J. SCULL
M. J. SCULL

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

Please call if you have any questions.

Cordially,



Danny Wegner, LEED AP
Vice President

DW/jg