



DEPARTMENT OF MILITARY AND
VETERANS AFFAIRS
OFFICE OF THE ADJUTANT GENERAL
2823 West Main Street
Rapid City, South Dakota 57702-8186
(605) 737-6702
FAX: (605) 737-6677

October 26, 2004

Honorable Jim Shaw
Mayor of Rapid City
300 Sixth Street
Rapid City, South Dakota 57701

Dear Mayor Shaw:

I am requesting your consideration to lease an additional 8.6 acres of City property positioned north of the Rapid City landfill along Catron Boulevard. Additionally I ask that you consider extending our existing 60 year lease to 99 years.

The recent upgrades to Highway 16B have restricted our access in and out of the Combined Support Maintenance Shop and reduced the size of useable land, due to increased utility and right-of-way easements. Westward expansion would allow us to improve vehicular circulation in out of the site and would tie-in with the future Elm Street intersection.

In a recent meeting between Mr. Jerome Wright, Mr. Dave Gray and CPT Wyatt Hansen a consensus was reached with the following proposals in mind.

- a. The city of Rapid City and the South Dakota Army National Guard (SDARNG) create an addendum of 8.6 acres into our existing lease and to extend it from 60 years to 99 years.
- b. In return for an addendum, the SDARNG will give the City first right of refusal on any excess soil.
- c. That as soon as practical the SDARNG will develop a grading plan for the additional acres so that the amount of cut and fill can be quantified.
- d. That SDARNG will grant an access easement to the City for future utilities and ingress/egress.

Enclosed is a legal description and site survey of the second parcel. Copies of these documents will be furnished to Mr. Ted Vore and Mr. Jerry Wright.

The SDARNG and city of Rapid City have always had a great relationship and I look forward to the same strong commitment in the future. Thank you for your consideration in this matter.

The point of contact for this action is Lieutenant Colonel Don Hollis by phone (605) 737-6600 or email donald.hollis@sd.ngb.army.mil

Sincerely,

A handwritten signature in black ink, appearing to read "M. Gorman", written in a cursive style.

Michael A. Gorman
Major General, SDNG
The Adjutant General

September 30, 2004

Description: Lease Parcel (2) For The South Dakota Department of Military and Veterans Affairs



A parcel of land in the North One-Half of Section 19, Township 1 North, Range 8 East of the Black Hills Meridian, Rapid City, Pennington County, South Dakota, more particularly described as follow:

706 West Boulevard
Rapid City, SD 57701
Phone: 605.342.9470
Fax: 605.342.2377
e-mail: alliance@allianceae.com

Commencing at the Northeast Corner of the South Dakota Department of Military Affairs lease parcel described in "ADDENDUM – SOUTH DAKOTA DEPARTMENT OF MILITARY AFFAIRS – LEASE AGREEMENT" dated the 1st of March, 1993, said point also being the Northwest Corner of Lot H3 – NE4 SEC. 19 – T1N – R8E, as recorded in Books of Plats HWY 8 on Page 15 in the Pennington County Records, said point also being the Northwest Corner of Lot H4 – of Lot H3 NE4 SEC. 19 – T1N – R8E, as recorded in Books of Plats HWY 10 on Page 109 in the Pennington County Records; Thence along the boundary of the South Dakota Department of Military Affairs lease parcel described in "ADDENDUM – SOUTH DAKOTA DEPARTMENT OF MILITARY AFFAIRS – LEASE AGREEMENT" dated the 1st of March, 1993 the following 3 courses:

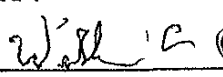
1. South 21°04'14" East along the westerly line of said Lot H3 a distance of 561.93 feet;
2. Southwesterly along curve to the left parallel to the right-of-way of U.S. Highway 16B, as it existed in 1993, a distance of 1,471.29 feet to the **True Point of Beginning**;
3. North 46°00'27" West perpendicular to said southerly right-of-way line of U.S. Highway 16B a distance of 550.89 feet more or less to said southerly right-of-way line, being a point on a curve;

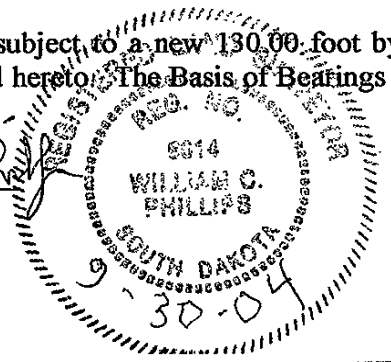
Thence along said southerly right-of-way line the following 2 courses:

1. Southwesterly along the arc of said curve to the left having a radius of 2789.79 feet, a central angle of 9°20'03", a distance of 454.49 feet to a point of tangency;
2. South 34°39'30" West a distance of 272.93 feet more or less to a point from which a set No. 5 rebar with a plastic survey cap marked "AAE PHILLIPS LS6014" bears south 55°28'23" East a distance of 50 feet;

Thence South 55°28'23" East a distance of 561.32 feet to a set No. 5 rebar with a plastic survey cap marked "AAE PHILLIPS LS6014"; Thence North 34°34'07" East a distance of 272.53' to a set No. 5 rebar with a plastic survey cap marked "AAE PHILLIPS LS6014" to a point on a curve from which the radius point bears South 55°19'10" East; thence northeasterly along the arc of a curve to the right having a radius of 2238.90 feet, a central angle of 9°18'43", a distance of 363.88 feet to the **Point of Beginning**, containing an area of 8.6 acres more or less.

Lease parcel (2) is subject to a new 130.00 foot by 97.30 foot access easement as shown on "Exhibit A" attached hereto. The Basis of Bearings for this description is as shown on "Exhibit A".

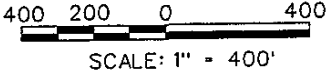
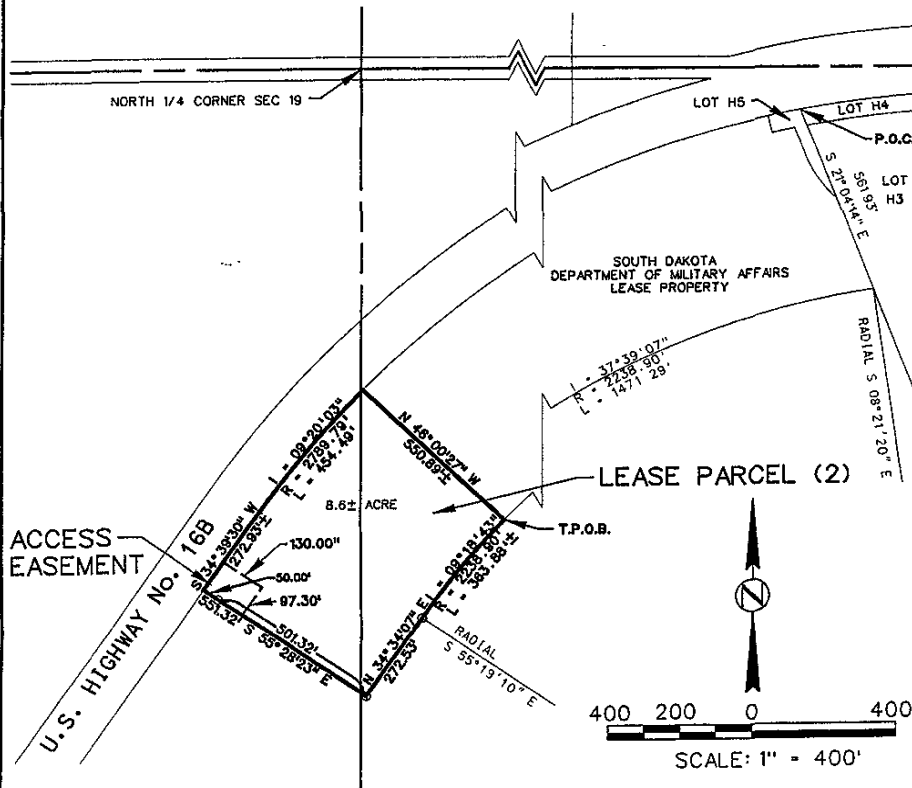

William C Phillips



**EXHIBIT A
LEASE PARCEL (2) AND ACCESS EASEMENT**

LOCATED IN N 1/2 OF SECTIONS 19, T1N, R8E, B.H.M.
PENNINGTON COUNTY, SOUTH DAKOTA

OWNER:



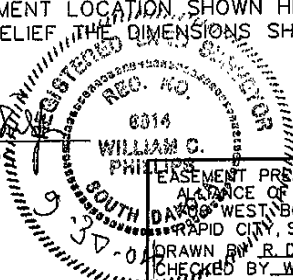
NOTES:

1. DIMENSIONS SHOWN ARE BASED ON RECORD DOCUMENTS AND SURVEY DIMENSIONS BETWEEN FOUND MONUMENTS.
 2. BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH AT THE SW CORNER OF THE LEASE PARCEL SHOWN HEREON DETERMINED BY GPS OBSERVATION.
- SET CORNER

SURVEYORS CERTIFICATE:

I, WILLIAM C. PHILLIPS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE SOUTH DAKOTA DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, I HAVE PREPARED FROM RECORD DOCUMENTS AND FROM A FIELD SURVEY THE LEASE PARCEL AND ACCESS EASEMENT LOCATION SHOWN HEREON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DIMENSIONS SHOWN ARE TRUE AND CORRECT.

William C. Phillips
WILLIAM C. PHILLIPS



EASEMENT PREPARED BY:
ALLIANCE OF ARCHITECTS AND ENGINEERS
100 WEST BOULEVARD
RAPID CITY, SOUTH DAKOTA
DRAWN BY R. DEIBERT DATE 9-30-04
CHECKED BY W. C. PHILLIPS DATE 9-30-04

