LEGAL DESCRIPTION

UNPLATTED BALANCE OF N1/2 OF THE NW1/4 OF THE NW1/4, LYING OUTSIDE RAPID CITY CORP BOUNDARY.

LOCATED IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 EAST, BLACK HILLS MERIDIAN,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

More fully described as follows:

Commencing at the Northwest Corner of Lot 1 of Block 5, common to Brooke St. Right of Way, of Tyler Knue Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning;

Thence first course: with the easterly right of way of Brooke Street, N02°18'52"E, a distance of 185.00 feet to the north line of Section 24, T2N, R7E, BHM;

Thence second course: with said north line, S87°41'09"E, a distance of 209.95 feet;

Thence third course: leaving said north line, S19°39'07"E, a distance of 114.51 feet;

Thence fourth course: S29°22'49"W, a distance of 48.42 feet;

Thence fifth course: S38°29'15"E, a distance of 34.97 feet;

Thence sixth course: S32°50'03"W, a distance of 44.46 feet;

Thence seventh course: S21°07'35"E, a distance of 89.87 feet;

Thence eighth course: S43°47'08"E, a distance of 52.74 feet;

Thence ninth course: S39°39'55"W, a distance of 33.81 feet;

Thence tenth course: S17°26'34"W, a distance of 25.19 feet;

Thence eleventh course: S05°39'55"W, a distance of 33.81 feet;

Thence twelfth course: with said northerly boundary, S56°17'26"E, a distance of 25.19 feet;

Thence thirteenth course: with said northerly boundary, S00°11'31"E, a distance of 25.40 feet to the northerly boundary of Tyler Knue Subdivision;

Thence fourteenth course: with said northerly boundary, S02°18'52"E, a distance of 147.34 feet;

Thence fifteenth course: with said northerly boundary, S87°41'09"W, a distance of 135.00 feet; to the point of beginning.

Said parcel contains 1.63 acres more or less.

PROJECT LOCATION

POWER HOUSE
PUD ZONE DOCUMENT
RAPID CITY, SOUTH DAKOTA
KTM PROJECT NO. 18-0980

INDEX OF SHEETS

1. COVER SHEET
   2. LAND PLAN
   3. BUILDING BULK STANDARDS AND SITE DEVELOPMENT STANDARDS
   4. LAND USE SCHEDULE
   5. PUBLIC AND PRIVATE IMPROVEMENTS
   6. DESIGN STANDARDS

INDEX OF SHEETS

COVER SHEET

LAND PLAN

BUILDING BULK STANDARDS AND SITE DEVELOPMENT STANDARDS

LAND USE SCHEDULE

PUBLIC AND PRIVATE IMPROVEMENTS

DESIGN STANDARDS

APPROVAL CERTIFICATES

Rapid City, South Dakota

KTM Project No. 18-0980

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Thence fifteenth course: with said northerly boundary, S87°41'09"W, a distance of 135.00 feet; to the point of beginning.

Said parcel contains 1.63 acres more or less.
DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT HAS THE AUTHORITY TO ADMINISTRATIVELY APPROVE VARIANCES AND EXCEPTIONS TO THE BULK STANDARDS AND THE SITE DEVELOPMENT STANDARDS WHERE THERE IS A INCREASE OR DECREASE OF 30% OR LESS.

### BUILDING BULK STANDARDS TABLE

<table>
<thead>
<tr>
<th>LOT AREA &amp; BUILDING STANDARDS</th>
<th>LOT FRONTAGE</th>
<th>LOT AREA</th>
<th>BUILDING MAXIMUM SIZE</th>
<th>FRONT SETBACK</th>
<th>REAR SETBACK</th>
<th>SIDE SETBACK</th>
<th>BUILDING HEIGHT</th>
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<tr>
<td>MINIMUM</td>
<td>52</td>
<td>6,500 SF</td>
<td>8,000 SF - 2-UNITS</td>
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<td>20</td>
<td>25</td>
<td>R' - 1-STORY</td>
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<td>MAXIMUM PRINCIPLE STRUCTURE</td>
<td>N/A</td>
<td>N/A</td>
<td>NOT TO EXCEED 30% LOT COVERAGE</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>12&quot; - 2-STORY</td>
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<tr>
<td>MAXIMUM ACCESSORY STRUCTURE</td>
<td>N/A</td>
<td>N/A</td>
<td>1,500 SF</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>15&quot;</td>
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</tbody>
</table>

### PARKING STANDARDS

PER ROC # 17.50.224

### SIGN STANDARDS

PER ROC # 17.050.100
FOR A COMMERCIAL BUILDING
NO OUTDOOR HEAVY (BOARD/LED SIGNAGE ALLOWED)

### LANDSCAPE STANDARDS

PER ROC # 17.50.300
FOR COMMERCIAL BUILDING
<table>
<thead>
<tr>
<th>LAND USES</th>
<th>PERMITTED</th>
<th>CONDITIONAL</th>
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<tbody>
<tr>
<td>PHOTO STUDIO (INDOOR)</td>
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<td>PHOTO STUDIO (OUTDOOR)</td>
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<td>VIDEOGRAPHY STUDIO (INDOOR)</td>
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<td>SCREENED OUTDOOR STORAGE</td>
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<td>REDEVELOPMENT OF EXISTING BUILDING TO SINGLE FAMILY RESIDENCE</td>
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<tr>
<td>ADMIN OFFICE</td>
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</tbody>
</table>

ALL PERMITTED AND CONDITIONAL USES PURSUANT TO 17.10 & 17.44 OF THE RCMD

1. USES PERMITTED
   1.1. ANY USE PERMITTED BY CHAPTER 17.10 (LDR-1), AND CHAPTER 17.44 (LDR-2) OF THE CITY OF RAPID CITY, SOUTH DAKOTA CODE OF ORDINANCES.

SUPPLEMENT ZONING REGULATIONS

PERMITTED USES

GENERAL OFFICE USE FOR ADMINISTRATION OF THE PHOTOGRAPHY AND Videography BUSINESS
INDOOR PHOTOGRAPHY & VIDEOGRAPHY STUDIO
LOADING AND UNLOADING OF EQUIPMENT FOR OFF-SITE USE
STORAGE OF EQUIPMENT INSIDE OF THE SHOP FACILITY AND WITHIN THE COMPANY'S ENCLOSED TRAILERS AND SCREENED OUTDOOR STORAGE AREA
ROUTINE MAINTENANCE OF SOUND, LIGHTING AND EVENT EQUIPMENT INSIDE THE SHOP FACILITY

HEIGHT REGULATIONS:
NO BUILDING OR STRUCTURE SHALL EXCEED 3 STORIES OR 45' FOR COMMERCIAL BUILDINGS PER RCMD
NO BUILDING OR STRUCTURE SHALL EXCEED 2.5 STORIES OR 35' FOR RESIDENTIAL BUILDINGS PER RCMD
DESIGN STANDARDS

BUILDING CONSTRUCTION

BUILDING MATERIALS WILL CONSIST OF COMMONLY UTILIZED MATERIALS AND COLORS AND SHALL BE IN ACCORDANCE WITH THE IFC AND IRC, CURRENT EDITION.

FENCING:
FENCING SHALL BE DURABLE IN CONSTRUCTION AND NO HIGHER THAN 8’ TALL AND LOCATED OUTSIDE OF SIGHT TRIANGLES.