

Case No. 19UR025

**Legal Description:**

Lot 5 of Block 6 of 1-90 Heartland Business Park, located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

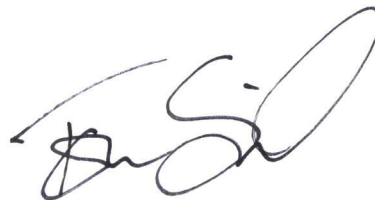
LC BEER LLC dba "Lost Cabin Beer Co." is a brewery and taproom located at 1401 West Omaha Street in Rapid City that opened in May of 2016. Due to increasing demand and space limitations of our location, we intend to expand warehouse, administrative and manufacturing operations to 2441 Dakota Craft Drive. The property consists of 14,000 square feet of office and warehouse space located on 1.38 acres of land zoned for Light Industrial use. Neighboring properties include Fisher Beverage (an alcohol distributor), FedEx Ground and Agan Drywall Supply. This location will primarily be used for the manufacturing and packaging of beer for sale in retail establishments (grocery stores, liquor stores, bars, restaurants, etc.) in the region. Since opening in 2016, we have received a positive response from the community and feel the expansion of our production capacities will allow us to better serve the Black Hills region and expand availability of our products to a wider distribution network. Existing parking, loading dock and fire suppression on site is sufficient for our proposed use and has been inspected recently. At all times, we will maintain compliance with city signage, fire safety and alcohol regulations, and obtain state and federal licensing prior to commencing operations. Apart from external mechanical equipment illustrated in the attached drawings, the only structural change to the property we have proposed is the addition of a 30'x40' pre-fabricated walk-in cooler immediately to the South of the existing building, for which we will obtain a building permit.

Thank you for your consideration.

Sincerely,



Jesse Scheitler

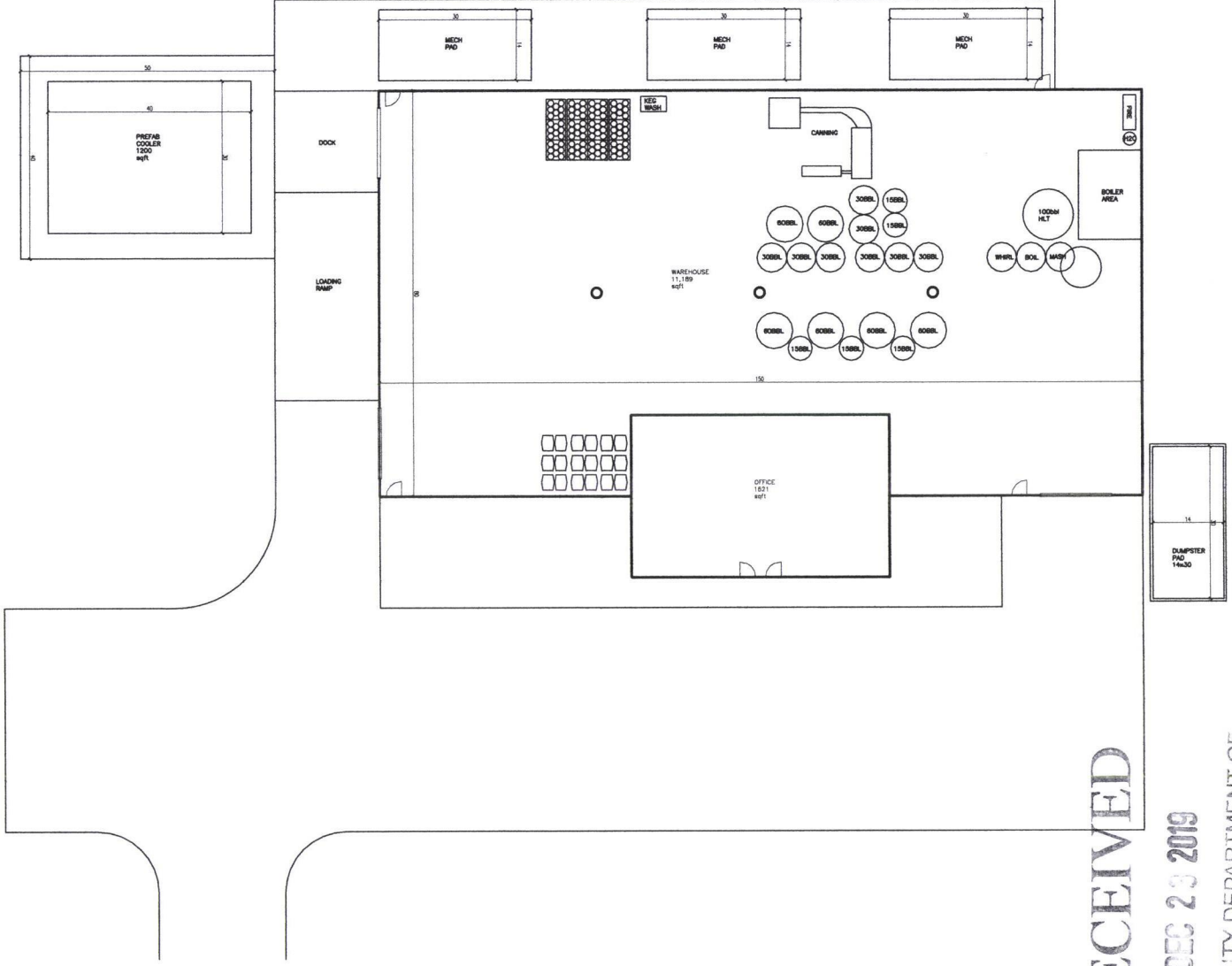


Tom Silbernagel

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LOST CABIN BEER COMPANY  
 1401 WEST OMAHA ST  
 RAPID CITY, SOUTH DAKOTA 57701  
 605-718-5678 INFO@LOSTCABIN.BEER

LOT 5 OF BLOCK 6 OF 1-90 HEARTLAND  
 BUSINESS PARK, SECTION 28,  
 T2N, R8E, B1M, RAPID CITY  
 PENNINGTON COUNTY, SOUTH DAKOTA

MECHANICAL  
 PROPOSED FLOORPLAN  
 Scale 1"=10'

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