Case No. 21PD043

Legal Description:

Lot 1 of Block 3 and Lot 9 of Block 2 of Rushmore Crossing, located in Section 29 (and Section 32), T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Department of Community Development
300 Sixth St.
Rapid City, SD 57701-2724

To whom it may concern:

We are writing to you to propose the addition of two new pylon signs to the Rushmore Crossing shopping center. This shopping center is about 500,000 sf and there are currently only two pylon signs. The existing pylon signs cannot support our current tenants (anchors and junior anchors) and with all of our leasing activity it has no opportunity to support our future tenants. Prospective future tenants include: Old Navy, Big Lots, Five Below, Bath and Body Works, and Buckle. These five tenants are on track to have leases signed within the next six months and we would like the signage to accommodate their needs and increase these retailers’ visibility. There is currently no pylon sign on E North St for the center.

The two new pylon signs would be constructed to be identical to the existing pylons, done in a high-class professional manner.

We hope the city will understand this need and agree to our request.

Please contact me with any questions concerning the accompanying documents.

Sincerely,

[Signature]

Jon Lesselyoung
Property Manager
Fidelis Realty Partners
Cell: 605-381-6494
EXHIBIT A
Legal Description

Rushmore Crossing I

Tract CR in Block 2 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, formerly Tract C and Lot 5A5 in Block 2 of Rushmore Crossing, as shown on the plat filed July 18, 2013, in Document No. A201312331.

Lots 6 and 8 in Block 2 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed December 28, 2012 in Document Number A2012221134.

Lot 5A7 in Block 2 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed December 28, 2012 in Document Number A2012221136.

Lot 4 in Block 3 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed October 25, 2007 in Plat Book 34, Page 172.

TOGETHER with the appurtenant easements set forth in that certain Operation and Easement Agreement between Target Corporation and Midland Rushmore, LLC for Rushmore Crossing Shopping Center, dated October 25, 2007, recorded October 25, 2007, in Book 174, Page 4290; as amended by First Amendment to Operation and Easement Agreement by and between Target Corporation and Midland Rushmore, LLC, dated December 21, 2009, recorded December 22, 2009, in Book 195, Page 7087; as further amended by Second Amendment to Operation and Easement Agreement by and between Target Corporation and Sam’s Real Estate Business Trust and Midland Rushmore, LLC, dated February 22, 2011, and recorded March 10, 2011, in Book 207, Page 1573.

RUSHMORE CROSSING II

Lots 7 and 9 in Block 2 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed December 28, 2012 in Document Number A2012221134.

Lot 1 in Block 3 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed October 25, 2007 in Plat Book 34, Page 172.

Lots 5A3 and 5A6 in Block 2 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed December 28, 2012 in Document Number A2012221136.

TOGETHER with the appurtenant easements set forth in that certain Operation and Easement Agreement between Target Corporation and Midland Rushmore, LLC for Rushmore Crossing Shopping Center, dated October 25, 2007, recorded October 25, 2007, in Book 174, Page 4290; as amended by First Amendment to Operation and Easement Agreement by and between Target Corporation and Midland Rushmore, LLC, dated December 21, 2009, recorded December 22, 2009, in Book 195, Page 7087; as further amended by Second Amendment to Operation and Easement Agreement by and between Target Corporation and Sam’s Real Estate Business Trust and Midland Rushmore, LLC, dated February 22, 2011, and recorded March 10, 2011, in Book 207, Page 1573.

Warranty Deed
Rushmore Crossing, Rapid City, SD
RUSHMORE CROSSING
Proposed Pylon Additions
EXHIBIT 'A'

PROPOSED SIGN LOCATION
LOT 1 OF BLOCK 3 OF RUSHMORE CROSSING SUBDIVISION
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

INTERSTATE 90
RIGHT-OF-WAY OF RECORD

SEPTEMBER 10, 2021
SCALE: 1" = 20'

LEGEND
• MANHOLE
Θ IRRIGATION VALVE
—— WATER LINE
—— POWER LINE

DENOTES Found Survey Monument marked LS 3977.

EGLIN STREET
RIGHT-OF-WAY OF RECORD

LOT 1
(DRAINAGE LOT)
EXHIBIT 'A'
SIGN LOCATION
TRACT E OF BLOCK 2 OF RUSHMORE CROSSING SUBDIVISION
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EGLIN STREET
RIGHT-OF-WAY OF RECORD

AUGUST 26, 2021
0
10'
20'
SCALE: 1" = 20'

EXISTING 10' WIDE MINOR DRAINAGE & UTILITY EASEMENT.

TRACT E OF BLOCK 2

RENNER ASSOCIATES, LLC
CIVIL ENGINEERING
LAND SURVEYING
3231 TEEWINOT DRIVE, RAPID CITY, SD 57703
PH: 605.721-7310 RENNERASSOC.COM

LAR
<table>
<thead>
<tr>
<th>Store Frontage</th>
<th>Allowable signage by city standards</th>
<th>Signage</th>
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<tr>
<td>HuHot-Guild Mortgage</td>
<td>292</td>
<td>584</td>
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<tr>
<td>Dollar Tree</td>
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<td>170</td>
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<tr>
<td>Fuji- Lane Bryant</td>
<td>218</td>
<td>436</td>
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<tr>
<td>Vacant (Old Gap)</td>
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<td>Ulta</td>
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<td>Buckle-Vacant</td>
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