Case No. 22UR002

Legal Description:

Lot 2 of Watersedge Subdivision, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
412 Investment Group

415 S Pierre St.  Pierre, SD 57501

October 1, 2021

To whom it may concern:

412 Investment Group, LLC has entered into a Retail Lease agreement (pending licensing approval) with Black Hills Cannabis Care, LLC for the property located at 1810 and 1820 Rand Road, Rapid City, SD.

Sincerely,

[Signature]

10/1/21

Thomas D. Johnson
Owner/Manager
landscaping / waste disposal

- Large tree
- Medium tree
- Small tree
- Privacy hedge
- Shrub

loading + unloading

- Proposed
- Existing

landscaping

- total = 92,966.0
- Building = 397.8

- Total PS Required = 86,632
- Big trees = Existing 11 x 3000 = 33,000
  = Proposed 80 x 2000 = 160,000
- Medium trees = Proposed 8 x 1000 = 8000
  = Existing 40 x 250 = 10,000
- Hedgerows = Existing 601.6' = 601.6' x 2 = 1203.2
- Grass = 601.6' x 10 = 6016.0
- Shrub = Proposed 21 x 250 = 5,250

Total PS = 92,966.0

NEW BUILDING FOR
P & T LEASING
Lot 2, Waters Edge Sub.
(Rand Road)
Rapid City, SD

SITE PLAN
22UR002

1820 Rand RD

/ waste disposal / loading + unloading / Parking / HVAC (outside units)

loading + unloading

HVAC

LOT 2
2.079 ACRES
30,061.24 S.F.

RAND ROAD

4400' HT  total = 25 needed

25 parking
2 ARA

total spots supplied

8/16 of Commercial @ 5/1000 = 5 spots

758.5 of Industrial @ 2.1/100 = 8 spots (1 ARA)

total = 13 spots (1 ARA)

NEW BUILDING FOR P & T LEASING
Lot 2, Waters Edge Sub.
(Rand Road)
Rapid City, SD

- SITE PLAN -

7/26/97