

Jefferson Office Park

195 South Union Blvd
Lakewood, Colorado 80228
303-399-9000

To whom it may concern,

Please accept this as a written request for a loan to myself and my four long term partners: Mark Bradley, Gene Giebler, Mark Ogren, and Doug Forry. The five of us are the 100% owners of Jefferson Office Park, LLLP (JOP), and its managing entity, Spectra Management, LLC. My four partners own 100% of Golden Builders, Inc., which is the construction manager. All of the above individuals and entities would be personally, jointly, and severally liable and sign on any loans made

The amount of the loan we are requesting is \$1,000,000 to be placed in escrow with First National Bank (FNB) to secure their construction loan on JOP per their attached commitment letter. This money is being used as a buffer for the lease up of the first building in JOP. When 50% of the first building is leased, FNB will release the \$1,000,000. The term of the loan requested is 12 months.

We have in place for the construction of the first building at JOP a loan commitment for \$5,587,600. The value of the building completed and the remaining lots is \$8,275,000 which is equity of \$2,687,400 plus the \$1,000,000 held in escrow. Additionally Mark Bradley's residence at 109 Milton Court Boulder City Nevada is appraised at \$4,550,000. He has a 1st mortgage of \$1,000,000 which is equity of \$3,550,000. All told there is a total equity of \$7,237,400 in real estate plus the five personal financial statements of the partners.

We placed our first marketing signs in August at JOP on the corner of 10th and Johnson Road. Our land is the only privately held commercial parcel within the Jefferson County campus. JOP is directly across the street from the Jefferson County Building, District Attorney Building, Sheriff's Building, Jail, Social Services, and only a block to the light rail station terminus for the Golden West line currently under construction. Since the placement of the signs we have had numerous inquiries from both the public and brokerage communities. Currently we are under negotiation with an established Golden Law Firm represented by the national real estate brokerage Equis to lease 7,000 square feet with an option for an additional 2,500 square feet. Additionally we are under negotiation with a medical practice represented by the national real estate brokerage Jones, Lang and LaSalle (f/k/a The Staubach Company) to lease 7,500 square feet.

We would like to fund all, or a portion of, the proposed loan within one week. Please let us know the interest rate term and timing that you would desire.

Please go to www.SpectraColorado.com for the brochure and complete elevations and construction plans

Thank you for the timely consideration of our request.

Sincerely,

Lance Chayet, Partner

Incl.

1. Loan Commitment – First National Bank
2. Appraisal – Jefferson Office Park
3. Financial Statements of all Five Partners
4. Appraisal – Mark Bradley residence 109 Milton Court Boulder City Nevada
5. JOP Presentation