

July 7<sup>th</sup>, 2006

Bob Gross  
Nexcore Group, LP  
1621 18<sup>th</sup> Street Denver, CO, 80202

Re: Opening of \$10,740,000 Construction loan for Washington Square, LP

Dear Bob:

This letter is to inform you that your request to commence construction upon the site preceding the net unit sales figure of \$6,420,000 has been approved by LBNA. Additionally, following the contribution of the Borrower's equity as detailed in the loan agreement, the LaSalle Bank construction loan may be utilized. It should be noted that no actual funding will occur from the LBNA construction loan until the required additional equity of \$3,322,000 has been contributed to the project.

Please note that the guarantors of the facility will not be released from their obligations any sooner than outlined in the loan agreement. The guarantors will be released once net unit sales total \$6,420,000, as was required in the loan agreement. In addition, LBNA requires receipt of a guaranteed maximum price contract prior to utilizing the construction loan.



Kathy Thurston  
Senior Vice President and Division Head  
Commercial Real Estate