

February 27, 2012

Brinkman Partners, LLC

1409 Partnership, a Colorado partnership

Re: Letter of Intent – Access and Parking Easement Agreement

This letter confirms our mutual interest in formalizing a joint access and parking easement for our respective properties located at 1409 West Elizabeth Street and 1405 West Elizabeth Street, Fort Collins, Colorado, in the form similar to that attached as the Access and Parking Easement Agreement.

Brinkman Partners, LLC is the developer and applicant for the property known as 1409 West Elizabeth, Fort Collins, Colorado, legally described as follows:

The West 100 feet of Lot 1, Fairview Shopping Center, City of Fort Collins, County of Larimer, State of Colorado

1405 Partnership is the owner of the property known as 1405 West Elizabeth, Fort Collins, Colorado, legally described as follows:

Lot 1, Fairview Shopping Center, EXCEPT the West 100 feet thereof, City of Fort Collins, County of Larimer, State of Colorado

This is a non-binding expression of intent only. If the parties elect to proceed with the preparation of a binding Access and Parking Easement Agreement, the binding agreement shall contain the final agreement of the parties and such other terms and provisions as are customarily included in similar transactions.

Brinkman Partners, LLC,
a Colorado limited liability company

1405 Partnership,
a Colorado partnership

By: _____

By: _____