

The Sahuaro Group, LLC
Design & Construction Services

May 4, 2007

Mr. David Haney
Arizona First Partners 1 LLC
5041 E. Pershing Ave
Scottsdale, Arizona 85254

Reference: Letter of Intent for
Las Sendas Office Condominiums
7565 E. Eagle Crest Drive
Mesa, Arizona 85207

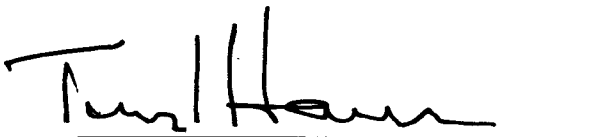
Dear David;

Following our meeting of May 4, 2007, it is our understanding that you will be contracting with The Sahuaro Group, LLC to complete the shell building construction for the above referenced project. The project will be constructed in accordance to the plans and specifications as prepared by Group Renaissance Architects and the subsequent value engineering and scope reduction meeting held on May 1, 2007. The Sahuaro Group, LLC may, pending execution of the contract agreement and at its sole risk, order the appropriate insurances and begin negotiations with subcontractors and suppliers.

Please sign in the space provided, which will indicated your intent to contract with The Sahuaro Group, LLC to complete the work at the aforementioned location.

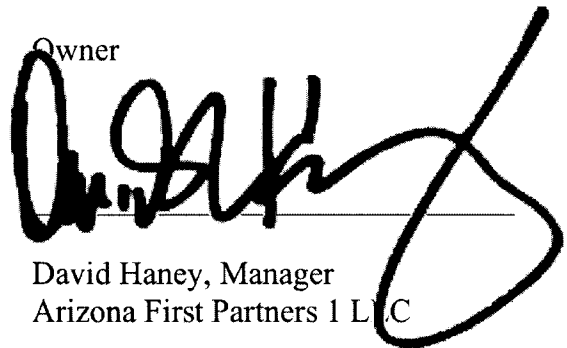
Sincerely

Contractor



Terry Haver, Manager
The Sahuaro Group, LLC

Owner



David Haney, Manager
Arizona First Partners 1 LLC