

Dear _____:

Beaumont Properties is a twenty-eight year old, Denver based developer of industrial, warehouse, office and retail projects in Denver, Tampa, Washington, D.C., and Baltimore with continued expansion slated for other market as well.

If you refer to the enclosed copy of the "Colorado Business Magazine" article dated September, 1987 entitled "100", you will note that we are the 51st largest Denver based, privately held company. We have the ability to perform, and hope to have the opportunity to work with you as the "developer of choice" regarding Denver site selection for _____.

At any rate, let me take a moment to describe the 63 acre mixed use site that I immediately had in mind for you. It is in un-incorporated Arapahoe County at Iliff Avenue and South Trenton Way just two miles east of Interstate 25 (major north/south highway). In addition to our raw land inventory of parcels from 1.9 to 9 acres that we would like you to consider for _____, this project incorporates residential, retail and commercial elements and I will elaborate on each element.

Iliff Business Park is the metropolitan's ninth largest industrial park (see the enclosed "Denver Business Journal's" list) providing an upscale architectural theme that lends itself well to a positive client impression and recognition. This prime location provides excellent access to downtown Denver, Interstate 25 and 225, the Denver Technological Center, the University of Denver, Inverness Business Park and Aurora. Please refer to the enclosed drive-time study map.

Iliff Business Park's tenant mix of national, regional and local tenants includes the Xerox Service Center, CCH Computax, a taxation processing firm, Telemation, a video production company, Pasar, an R&D engineering firm, Random Access, a data communications firm, Professional Medical Supply, Genesee Press, Colorado Land Consultants and many more. Additionally, the center is serviced by four major RTD bus routes on Evans, Monaco, Yale and Parker Road offering your employees a cost effective alternate form of transportation. - See enclosed RTD schedules.

Directly across the street from the Iliff Business Park is our new Car Care Center offering a full spectrum of automobile repair services for your convenience. The Car Care Center is within walking distance to further reduce employee downtime. See enclosure.

Our Central Park Office/Warehouse project on the north side of Iliff, directly across the street from Iliff Business Park, is a new "leading edge" concept designat4ed for the evolving, smaller tenant who has previously had much difficulty finding a small enough location in an integrated commercial environment. We have bays from 600 to 1,400 square feet and will offer a lease term as low as six (6) months at very competitive rates given the quality of the project.

We also have a residential, high density, upscale apartment complex totalling 408 units and several upscale residential townhomes and detached single family home projects in the trade-zone as well.

Lastly, we have our Central Park Retail Center, a 142,000 square foot strip center anchored by Albertsons Supermarket and Osco Drugs. Other tenants include Sears Paint and Hardware, Checker Auto Parts, El Pollo Asado, TCBY, Pak Mail, Video Exchange and many more. The daily traffic count at Quebec and Iliff Streets is 33,000 cars per day. The three mile population count is estimated at 123,380 for 1987.

_____, there are many other benefits associated with this site that are to numerous to address in this initial letter.

I will be in touch with you soon to arrange for a _____

Sincerely yours,

BEAUMONT PROPERTIES, INC.

Kyle Cascioli
Commercial Leasing Agent

KC/kh

Enclosure