

**BORDERPLEX COMMUNITY TRUST**  
P.O. BOX 1572 • EL PASO • TEXAS • 79948  
PHONE: 915-313-7494 • FAX: 915-975-7494

October 9, 2006

Dear

I am acting as a consultant to the trustees of Borderplex Community Trust ("BCT"), a real estate investment trust being formed to invest in the downtown El Paso area. In preparation for BCT's initial capital raising and based on his business and/or personal relationship with you, David Bernard thought you might be an eligible or accredited investor for BCT.

The trustees have determined that the initial capital raising for BCT will be done in accordance with the SEC's Regulation D; therefore, we must establish an investor's eligibility or accreditation under Regulation D before providing the BCT private placement memorandum (PPM).

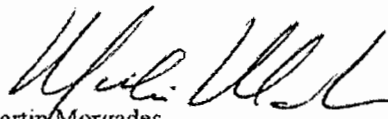
The Regulation D criterion for an "accredited investor" is:

- (1) any person whose individual net worth, or joint net worth with that person's spouse, at the time of his purchase exceeds \$1,000,000; or
- (2) any person who had an individual income in excess of \$200,000 in each of the two most recent years or joint income with that person's spouse in excess of \$300,000 in each of those years and has a reasonable expectation of reaching the same income level in the current year.

If you determine that you are an accredited investor as defined above and if you are interested in receiving a BCT PPM, please sign and return the attached letter to the above address by October 20.

Once we have received your signed letter, we will contact you with information regarding next steps. Thank you for your consideration.

Best regards,



Martin Morgades  
[martin.morgades@bcreit.com](mailto:martin.morgades@bcreit.com)

cc: Mr. David Bernard

Borderplex Community Trust  
P.O. Box 1572  
El Paso, Texas 79948  
Attn: \_\_\_\_\_

Re: Investment in Borderplex Community Trust

Dear \_\_\_\_\_:

I understand that Borderplex Community Trust (BCT") is in the process of being organized as a Maryland real estate investment trust (REIT) in order to invest in the downtown El Paso region.

I also understand that BCT intends to sell stock in its initial private offering only to "accredited investors", within the meaning of Regulation D promulgated by the United States Securities and Exchange Commission ("*Regulation D*").

I further understand that for individuals the term "accredited investor" under Regulation D includes a person who meets any of the following requirements:

- (i) any person whose individual net worth, or joint net worth with that person's spouse, at the time of his purchase exceeds \$1,000,000; or
- (ii) any person who had an individual income in excess of \$200,000 in each of the two most recent years or joint income with that person's spouse in excess of \$300,000 in each of those years and has a reasonable expectation of reaching the same income level in the current year.

By signing and returning this letter, I confirm that:

- (i) I learned about the potential for an investment in BCT through a pre-existing business and/or personal relationship that I have with you;
- (ii) I am an "accredited investor" within the meaning of the term as defined in the SEC's Regulation D, as set forth above; and
- (iii) I have an interest in receiving the BCT private placement memorandum.

Very truly yours,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address:

\_\_\_\_\_  
Date: