



February 1, 2016

North Garden Theater
Ryan North
Tina North
2911 Armour Terrace
St Anthony MN 55418

RE: Loan financing for North Garden Theater

To Whom It May Concern:

This letter is written in reference to Ryan and Tina North, the North Garden Theater project and the hearing scheduled for February 9th, 2016.

Sunrise Banks is currently in the process of underwriting a credit request that would provide funding to rehab and furnish the property as a theater and banquet/rental space. Sunrise Banks and its lending staff have viewed the property and understand the vision of what the property will be when completed. The credit underwriting and approval process is underway and we expect to have a lending decision no later than Monday February 8th, 2016.

If the credit facility is approved, it would be subject to satisfactory bank due diligence items, including satisfactory appraisal, title, survey and all other loan closing criteria. For additional questions, please contact the following bank personnel:

Matt Meyers
(651) 523-7867
matt.meyers@sunrisebanks.com

Todd Bannie
(651) 259-2281
todd.bannie@sunrisebanks.com

Sincerely,

A handwritten signature in blue ink that reads "Matt Meyers". The signature is fluid and cursive, with the first and last names being clearly legible.

Matt Meyers
Commercial Lender – Vice President