

RESERVATION AGREEMENT

Project: WestPark Condominiums

Location: 1699 NW 110th Avenue, Miami, FL 33172

UNIT #: _____

Unit Price: \$ _____

WestPark Condominiums, being developed by WestPark Industrial, LLC ("Seller") acknowledges receiving this _____ day of _____, 2006 from _____ ("Purchaser") a reservation deposit (the "Reservation Deposit") in the amount of **___Ten Thousand___** Dollars (\$ **10,000.00**). The Reservation Deposit expresses Purchaser's interest in purchasing the following described property:

Unit # _____ of the Warehouse Condominium project to be know as WestPark Condominiums, consisting of Warehouse/office Space with approximately _____ square feet of area in a project, located at 1699 NW 110 Avenue, in Miami, Miami-Dade County, Florida.

Purchaser will have ten (10) days after Seller sends written notification, or otherwise makes contact with Purchaser notifying that the said unit is available for purchase and that Seller is ready to negotiate a formal Contract. This contract is to be executed for a selected unit or units within the proposed Industrial Park being offered by the Seller. If within this ten (10) day period Purchaser does not confirm this contract either in writing or by contacting Seller, this Reservation Agreement will be automatically cancelled and the Reservation Deposit will be refunded to Purchaser.

Furthermore, Purchaser reserves the right to cancel this Reservation Agreement at any time by notifying Seller in a written notification letter. This can take place at any given time before Purchaser signs the said Sales Contract Agreement whereupon the Reservation Deposit will be promptly refunded to Purchaser without qualification. Before both Purchaser and Seller sign and deliver the Contract, Seller may cancel this Agreement for any reason whatsoever, by giving written notice thereof to Purchaser, in which event the Reservation Deposit, shall be returned to Purchaser, and thereafter Purchaser shall have no claim of any kind against Seller.

In the event that architectural expenses are incurred by the Seller as per the request of Purchaser, and if Purchaser failed to execute the Contract for the purchase of the subject property, Purchaser agrees that all fees incurred by the Sellers shall be deducted from the Reservation Deposit.

Purchaser recognizes that this Reservation Agreement is a solely a reservation with respect to the subject property. Accordingly, this Reservation Agreement is not an agreement to sell the subject property nor does it confer any lien upon or interest in the subject property. Seller may take any action and record any document pertaining to the subject property as Seller may wish.

Purchaser understand that by placing this deposit, Purchaser is to be granted the right to enter into a Sales Contract for the units or units selected once the final approved site plan is received from the authorities of Miami-Dade County. At no time does Seller guaranty to Purchaser a specific size or location within the Project, as plans are preliminary and subject to County approvals.

Purchaser's name, address and telephone number are more particularly set forth below and the information provided below is true and correct.

EXECUTED as of the day and year first above written.

PURCHASER:
Signature: _____

Name: _____

Company Name: _____

Address: _____

Phone: _____

Broker(s): _____

SELLER:
Signature: _____

Title: Managing Director
WestPark Industrial, LLC