

Equity Secured Capital

1250 Capital of Texas Highway South
Building 3, Suite 400
Austin, Texas 78746
tel 512-732-8338
fax 512-732-8339

www.equitysecured.com

January 25, 2008

Borrower:

JD Development, LP
123 Corporate Row, Suite 456
Houston, Texas 77024

Guarantor:

James Dean
789 Elm Street
Houston, Texas 77024

Broker:

Charles Mozilo
cmozilo@brokertoesc.com

Loan Commitment

Dear Mr. Dean:

Equity Secured Capital LP ("Lender") hereby commits to a loan for JD Development, LP ("Borrower"), subject to satisfactory Lender review of Condition Items below. This Loan Commitment is effective until February 25, 2008.

Loan Purpose:

Purchase... (or)
Refinance...

Terms:

- **\$1,000,000 loan amount**
- 11.875% per annum interest rate
- 6-month term
- Interest-only monthly payments
- Prepayment penalty - None
- Loan secured by First Mortgage on subject property

Fees:

- Lender Commitment - ½% of loan amount
- Lender Discount - 2½% of loan amount
- Broker - ___% of loan amount
- Legal (loan docs) - \$1,750 +/-
- Title - Contact Title Company

Jan. 2008

JD Development, LP
James Dean
Charles Mozilo
Loan Commitment
Page 2 of 2

Condition Items:

- Survey
- Title Commitment
- Appraisal
- Entity documents

We agree to above Loan Purpose, Terms, Fees, and Condition Items.

Vince DiMare
Principal
Equity Secured Capital, LP

James Dean