



Re: Letter of Interest to lease space at the Ed Roberts Campus

Dear Prospective ERC Tenant:

The Ed Roberts Campus (ERC) is seeking letters of interest from qualified organizations to lease space at the ERC, currently anticipated to open in early 2010. Although most of the space in the building will be allocated to the ERC sponsoring organizations, a limited amount of office space, including space reserved for a café, will be available to lease to compatible agencies, organizations or businesses.

The ERC is a new facility to be constructed at the east parking lot of the Ashby BART Station. The Project is an approximately 80,000 square foot, two-story building which will house the offices of collaborating organizations with a focus on the Independent Living/Civil Rights Movement of People with Disabilities. The ERC will also have shared meeting, café and childcare uses over a new sub-grade parking garage. Leddy Maytum Stacy Architects designed the project. (Please visit www.edrobertscampus.org for more information about the ERC and its sponsoring organizations.)

The Project is designed to set a new standard for universal accessible design, which includes recognition of the special requirements for a range of disabilities in utilizing office and meeting space. The building is also an example of Transit Oriented Development, and the ERC has a direct connection to the Ashby BART station.

The Ed Roberts Campus, Inc. is a nonprofit (501c3) corporation formed by seven participating organizations ("ERC Sponsors"), all of which have committed significant resources into the planning, design, and capital fundraising for the development of the Project. The ERC Sponsors will also lease and occupy space within the Project.

The intent is to proceed with start of construction before the Fall of 2008, with occupancy planned for February, 2010. However, start of construction is contingent upon securing adequate funds for the development and receipt of approval to construct from the City of Berkeley and BART.

The ERC is interested in having tenants rent space at the Campus. We are seeking tenants that provide services to people with disabilities and their families, either as their main mission or as part of their mission, or complement the disability services already offered in the building.

The ERC encourages businesses and organizations interested in renting space to send a letter of interest to the ERC responding to the questions listed below. Letters of interest should be limited to two (2) pages and should be printed on your letterhead.

1. Briefly describe your organization's mission and work. Include the following information:
 - a. Years of operation
 - b. Number of clients served
 - c. Annual budget (include funding sources shown as percentage of total)
 - d. Legal status (Non-profit, LLC, etc.)
 - e. Connection to the Independent Living Movement (if applicable)

2. Describe why you are interested in leasing space at the ERC, and how your location at the ERC would enhance your mission and/or business plan.
3. Please include the following information about your space needs:
 - a. Current square footage
 - b. Anticipated square footage at the ERC in 2010

Please mail, email or fax letters to:

Dmitri Belser, ERC President
2547 8th Street, Suite 12-A
Berkeley, CA 94710
Fax: (510) 841-7956
Email: dbelser@cforat.org

The ERC will review the letters and initiate further discussions with selected prospective tenants as needed. Selected organizations whose space needs can be met by ERC and that also meet ERC's purposes, and that have the financial ability to meet lease commitments, will be asked to sign a Letter of Intent.

Please note: By submitting a LOI, an applicant acquires no rights to a future tenancy at the Ed Roberts Campus. By accepting an applicant's letter of interest, the ERC makes no promise that it will actually enter into a landlord-tenant relationship with the applicant. No member of the ERC Board of Directors, or consultant, is authorized to commit the ERC to accept any applicant as a tenant except after a duly authorized vote of the ERC Board of Directors. Equity Community Builders Management Services (ECBMS) will manage lease negotiations.

If you have any questions, please call me at (510) 841-3224 ext. 112, or email dbelser@cforat.org. Thank you for your interest in the ERC.

Sincerely,

Dmitri Belser
ERC President