

# **EXHIBIT B**

Karl Sun  
PO Box 900501  
Sandy, UT 84090-0501

July 3, 2013

Wayne Klein, Esq.  
Klein & Associates, PLLC  
10 E. Exchange Place, Suite 502  
Salt Lake City, UT 84111  
wklein@kleinutah.com

Dear Mr. Klein,

My name is Karl Sun and I am interested in purchasing the property located at 3725 E Little Cottonwood Road, Sandy, UT 84092, as well as the four parcels of land to the east of the above address. In particular, the parcel numbers for which I am making an offer are:


Parcel 28-12-178-022-0000 – 0.09 acres;  
Parcel 28-12-178-024-0000 – 0.17 acres;  
Parcel 28-12-178-025-0000 – 0.19 acres;  
Parcel 28-12-326-001-0000 – 0.12 acres;  
Parcel 28-12-178-007-0000 – 0.39 acres.

I am willing to offer the receivership, Klein & Associates PLLC, the amount of \$211,00 for all five parcels of land previously owned by Vision Land LLC.

The above offered price reflects the fair market value of fee simple interest in the subject properties, as appraised as of May 26, 2013. A copy of the appraisal report, conducted by Mr. Michael Junkins, is attached hereto.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Sun', with a long horizontal flourish extending to the right.

Karl Sun  
[karl@heliosvc.com](mailto:karl@heliosvc.com)  
(650) 898-7518