

**From:** Chip Pearson [REDACTED]  
**Sent:** Tuesday, December 15, 2015 6:36 PM CST  
**To:** John [REDACTED]  
**Subject:** RE: QM 40 Offering Brochure

I hear there may be a vote in the House Thursday.

QM-40 is full. If you want to invest in another we have a big project in Florida -- minimum \$ 50k -- that would be good if they go to the 50%.

Let me know if you want me to send to you John. Thanks. cp

**From:** John [REDACTED]  
**Sent:** Tuesday, December 15, 2015 5:34 PM  
**To:** Chip Pearson [REDACTED]  
**Subject:** Re: QM 40 Offering Brochure

Chip,

Hope all is well. Any word if we can do 50% yet?

Also - can I take my deduction on the state side or just federal?

Thanks  
John

On Tue, Dec 8, 2015 at 9:22 AM, Chip Pearson [REDACTED] wrote:

Got the wire. Thanks John ! cp

**From:** John [REDACTED]  
**Sent:** Monday, December 7, 2015 9:12 AM

**To:** Chip Pearson [REDACTED]  
**Subject:** Re: QM 40 Offering Brochure

Chip,

The wire has left the bank and should be in your account very shortly if its not already there. Please let me know when you hear back on whether 50% will be allowed this year.

Thanks  
John

On Sat, Dec 5, 2015 at 3:26 PM, Chip Pearson [REDACTED] wrote:

Got it John - thanks much! Chip

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

**From:** John [REDACTED]  
**Sent:** Saturday, December 5, 2015 1:12 PM  
**To:** Chip Pearson  
**Subject:** Re: QM 40 Offering Brochure

Chip,

I've initiated the wire with my bank. The fed is closed today so it will leave the bank Monday morning. See wire attached.

Thanks  
John

On Friday, December 4, 2015, Chip Pearson [REDACTED] wrote:

You got it John. Thanks much.

Yes please get wire in asap as that saves your position.

Thanks and have a great weekend ! Chip

**From:** John [REDACTED]  
**Sent:** Friday, December 4, 2015 4:50 PM  
**To:** Chip Pearson [REDACTED]  
**Subject:** Re: QM 40 Offering Brochure

Chip,

Please see attached and let me know if I missed anything. I just got the money into my account so I will have to wire tomorrow if thats alright. I ended up going with \$40,000. Would like to do more if 50% is allowed if possible.

Thanks  
John

On Fri, Dec 4, 2015 at 11:07 AM, Chip Pearson [REDACTED] wrote:

Great John thanks ! Got Jim [REDACTED] in my office now filling his out. Need your Dads if you talk to him. Thanks. cp

**From:** John [REDACTED]  
**Sent:** Friday, December 4, 2015 10:51 AM

**To:** Chip Pearson [REDACTED]  
**Subject:** Re: QM 40 Offering Brochure

Chip,

Working on my final estimate and getting the money wired out today. Will be in touch this afternoon.

Thanks  
John

On Wed, Dec 2, 2015 at 12:15 PM, Chip Pearson [REDACTED] wrote:

Yes -- that works. Just mail me the originals too if you would John.

Thanks. cp

**From:** John [REDACTED]  
**Sent:** Wednesday, December 2, 2015 11:58 AM

**To:** Chip Pearson [REDACTED]  
**Subject:** Re: QM 40 Offering Brochure

Chip,

Would it be alright if I wire funds and email you the signed documents? Will work on getting some money moved around so I can transfer tomorrow or Friday at the latest.

Thanks  
John

On Wed, Dec 2, 2015 at 10:41 AM, Chip Pearson [REDACTED] wrote:

Hard to say. Right now we don't know of a vote time unless they add to something. I would recommend sending in at 30% ASAP and if we get a bill for 50% we can do a little more if we have the room. Important to get me docs and \$ wired this week though to reserve your 30%. I have others calling for positions but i wna to get you guys first but we need to get done this week or early next for sure.

Jim is coming by tomorrow afternoon with a check and to sign docs if you want to do that?

Thanks John. cp

**From:** John Evans [REDACTED]  
**Sent:** Wednesday, December 2, 2015 10:18 AM

**To:** Chip Pearson [REDACTED]  
**Subject:** Re: QM 40 Offering Brochure

Thanks Chip. Will do. When do we usually hear back on the 50%?

On Tue, Dec 1, 2015 at 8:14 AM, Chip Pearson [REDACTED] wrote:

Right now yes John. But you need to get your docs filled out and to me asap and \$ to MMM Escrow as we will fill up fast this week. Either amount is good right now but I have not heard on the 50% yet.

Thanks. Chip

**From:** John [REDACTED]  
**Sent:** Monday, November 30, 2015 4:59 PM  
**To:** Chip Pearson [REDACTED]

**Subject:** Re: QM 40 Offering Brochure

Chip,

Do you guys have any more credits available? We ended up getting another house under contract at the last minute. I could do about \$55,000 if they allow 50% and \$34,000 if they only allow 30%.

Thanks  
John

On Fri, Nov 13, 2015 at 11:02 AM, John Evans [REDACTED] wrote:

Chip,

Working on fine tuning my AGI for the year and waiting to see if we get any sales in the next couple weeks. For the time being could you put me down for a \$25,000 investment? That would preferably go up if 50% is allowed or if I get any more sales but would like to at least get locked in for that. Will get back with you on the adjusted number ASAP but I understand if the fund fills up between now and then.

Thanks  
John

On Wed, Nov 11, 2015 at 1:49 PM, Chip Pearson [REDACTED] wrote:

The eligible amount currently is 30% of AGI. It may go to 50% before year end (like last year) but for now only 30. So example would be \$300' AGI, 30 percent would be \$100k, divided by 4.4 equals \$22,730.00.

You can always figure at 50% and carry forward till next year balance if they don't raise it (they have raised every year since 2006 FYI)

Hope this helps!

Thanks John!

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

**From:** John [REDACTED]  
**Sent:** Wednesday, November 11, 2015 1:27 PM  
**To:** Chip Pearson  
**Subject:** Re: QM 40 Offering Brochure

So I should divide my projected AGI by 4.4 to get investment amount? Thanks

On Wednesday, November 11, 2015, Chip Pearson [REDACTED] wrote:

Thanks John - let me know asap so I reserve you a spot - 4.4 multiple. Thanks. cp

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

**From:** John [REDACTED]  
**Sent:** Wednesday, November 11, 2015 12:20 PM  
**To:** Chip Pearson  
**Subject:** Re: QM 40 Offering Brochure

Chip,

Hope all is well. I should know my AGI in about 2-3 weeks. What is the multiplier you guys are using for this one?

Thanks

John  
[REDACTED]

On Wed, Nov 4, 2015 at 11:32 AM, Chip Pearson [REDACTED] wrote:

Gentlemen - here is the revised Offering Brochure on our Real Estate investment project for 2015. Only changes are lowering of the Min/Max capital raise.

Several have contacted me already with amounts ( minimum this project is \$ 15K). If you have not please do ASAP as we will fill up fast this year. Should have subscription docs in about 2 weeks.

Call with any questions. Thanks. Chip

Chip Pearson, Managing Partner  
[REDACTED]

Security Notice and Disclaimer: This message contains confidential information and is intended only for specified recipients. If you are not the intended recipient you are notified that disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited. This communication represents the originator's personal views, which may not reflect those of Cold River Partners, LLC. Security Warning: This message is being sent over an unsecured medium. Recipients should not reply to this message with sensitive or confidential information. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. If you received this email in error, please immediately notify [REDACTED]. The information provided in this tax lookup is public information obtained from the taxing jurisdictions and municipalities, but which is not guaranteed or certified by them. This is not a title search and all parties acknowledge that it does not provide a guarantee against collateral or property loss. No personal property taxes or other non-ad valorem taxes are included in this report.