

BROMONT HOUSING CORPORATION
4370 Tujunga Avenue, #310
Studio City, California 91604
818 763-0810 fax 818 508-8706

August 21, 2003

Irv Laxineta, President
Alpha Construction Company
14601 Aetna Street
Van Nuys, California 91411

Re: Olive Manor

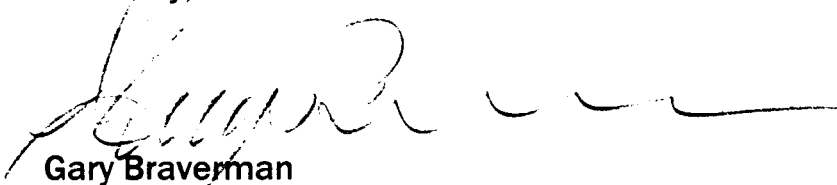
Dear Irv:

Having visited Olive Manor yesterday, I am prompted to write to you to express my sincere appreciation for the exemplary manner in which your company performed on the project, from preliminary estimates and value engineering to final completion and closeout. The problem solving ability of Louis, Phil and Dick and their attention to detail and finish quality made the construction phase a most satisfying experience, which, in today's world, is unusual, to say the least.

It has been refreshing to work with a company that understands and is dedicated to the "team" approach and assists the developer, architect and their consultants in making the construction process efficient and economical, and which takes special care to ensure that the finished building meets or exceeds all of their respective expectations.

In closing, I want to thank you personally for your efforts, which we appreciate and which we recognize as having been an important ingredient in the success of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Braverman", written over a horizontal line.

Gary Braverman
President