



THOMAS SAFRAN & ASSOCIATES

July 11, 2011

Mr. Irv Laxineta
President
Alpha Construction Co. Inc.
14601 Aetna Street
Van Nuys, CA 91411

Dear Irv:

Thank you very much for our relationship over the past 10 years. Avalon Courtyard, a 92 unit senior project, and the Villaggio, a 149 unit mixed-use project, in Carson benefited from your involvement. Furthermore, the Beacon Hill and Bird Park apartments, two particularly difficult projects on Catalina Island, exhibit your ability to successfully complete even the most complex developments. Few construction projects are built without running into problems, but the completion of these developments on budget is a testament to your firm's pro-active response, commitment to detail and conscientious attitude.

Finally, we are also pleased with our progress on the two projects that you are currently building for us: Villa Ramona, 71 senior and family housing units in Baldwin Park and Skyline Village, 73 family units in downtown Los Angeles.

If one can be a reference to other developers, please let us know.

Sincerely,



Thomas L. Safran

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