



October 31, 2007

To Whom It May Concern:

This letter is intended to confirm our endorsement of Kelly Staples as a valuable and productive employee of Triad Communities LP in Vallejo, California. She has been with us for over one year in multiple capacities.

Kelly took on a most challenging assignment for us when she commenced work on October 16, 2006, helping to build community support for Triad's downtown Vallejo project. As a part of her efforts, she successfully negotiated the financial terms of a PBID which received overwhelming support from downtown property owners. She also contributed toward the positioning and strategic marketing for both residential and retail components of our first mixed-use building on Virginia Street, including 182 residential units over 11,000 square feet of retail.

Early in 2007, Kelly was promoted to Assistant Development Director as we required new development assistance in analyzing potential projects from a financial and political perspective. She successfully completed two requests for proposal that were presented to cities in the bay area. While we were not successful in obtaining those projects, Kelly's excellent efforts on due diligence and proposal analysis and preparation were highly valuable.

Kelly has proven to be a very hard worker with a passion for learning more about the development business from all perspectives. We have encouraged her in that regard and her skills have increased dramatically over the past year. Due to the downturn in the economy we will not be able to place her with any new projects; thus, we are endorsing her for employment with qualified real estate development and marketing firms and for one year's equivalency experience toward her brokerage licensing application with the California Department of Real Estate.

If you have any questions, please do not hesitate to call.

Sincerely,

Curt Johansen
Executive Vice President