

October 3, 2008

Mr. John Clement
VenturePoint Development
3419 Via Lido, Suite 640
Newport Beach, CA 92663

Subject: Our Experience Working With VenturePoint Development

Dear John:

Thank you for the opportunity to construct your *Venture Point Speedway Industrial* project. During construction of this large project there were challenges, as most projects have. Your knowledge and skills in construction and development place you at the top of our list of preferred clients, and your actions, both technical and managerial, were instrumental in making this a successful project. From preconstruction through completion, your professionalism and foresight was critical to quickly overcoming the many challenges presented and resolving many issues before they became problems. It is truly a rare find in this industry to have an owner/developer that understands the construction process as deeply and thoroughly as you do. From the day-to-day operations and field management to our accounting department, your influence and leadership in every aspect made this project run smoothly and effortlessly for everyone of our team members.

Also, your ability to select a competent design team (Ware Malcomb as architect, Wright as structural engineer and Rome as civil engineer) proved to be invaluable. Throughout the eight month process of constructing your 150,000 square foot industrial development, only 16 RFI's and three change orders were generated. The level of design clarity, resulting in very limited change activity, was outstanding and rare in this industry.

TWC Construction is honored that you placed your trust in us as your general contractor for this project, and we stand ready to meet your future construction needs.

Sincerely,
TWC CONSTRUCTION, INC.



Matthew L. Ryba
Chief Executive Officer

cc: Sam Villanueva, P.E.
Jef Krohn