

TheEmpireGroup

November 20, 2006

VIA U.S.MAIL

Homy Sikaroudi, Ph.D., P.E.
Principal
West Coast Premier Construction, Inc.
1724 Mandela Parkway, Suite 3
Oakland, CA 94607

Re: Letter of Reference

Dear Homy;

I am pleased to write this letter of reference for West Coast Premier Construction ("WCPC"). Please feel free to provide a copy of this letter to anyone you deem appropriate.

The Empire Group is a San Francisco real estate investment company. Over the past 25+ years, we have owned, developed, and rehabilitated various commercial properties, many of historic or architectural significance. Therefore, we have worked with a number of contractors (of all sizes), so we are cognizant of the differences among them.

WCPC is one of the best contractors we have ever worked with. They are on time, on budget, conscientious, and understand and respect the client's needs and goals. WCPC is consistently able to be very detail oriented while never losing sight of the big picture. They produce high quality work at a fair price, and often devise cost-saving, efficient solutions to field problems. In addition, but perhaps most importantly, WCPC is honest – in every sense of the word – and is owned and managed by honorable people. This, indeed, is a rarity today.

WCPC was our general contractor for a seismic upgrade and complete renovation of a 1907 building at 559 Clay Street (directly across from the Transamerica Pyramid). WCPC did such a superb job that we have received many compliments and accolades – including from the historic preservation community – on the project. WCPC also has worked on several other buildings for us, including 555 Post Street and 155 Sansome Street (The Stock Exchange Tower). I invite you to come and take a look at WCPC's work at these buildings: please call me directly at the above-listed number to arrange access.

I would be remiss to not comment on Homy Sikaroudi ("Sikaroudi"), of Sikaroudi & Associates, who was the Engineer of Record for these projects. Sikaroudi's work is excellent: his plans are comprehensible, streamlined, and accurate, and his calculations thorough and accurate. Sikaroudi has an impressive knowledge of building codes as well as structural engineering, and he takes a practical approach to projects. Any project which has Sikaroudi as engineer, and WCPC as contractor, is bound to be of admirable quality.

I wholeheartedly and without reservation recommend WCPC and Sikaroudi, for high quality, timely, cost-effective work. If you have any specific questions about working with WCPC, please do not hesitate to contact me.

Sincerely,

The Empire Group,
a California corporation



Rhonda L. Bennon
Vice President

Stock Exchange Tower
155 Sansome Street
San Francisco
California 94104
Telephone
415 362-5000

