



March 3, 2010

To Whom It May Concern:

We are pleased to provide this letter of reference for the general contracting services of Leone & Keeble, Inc.

Leone & Keeble was chosen as our General Contractor for Walnut Corners, an \$8.5 Million new construction affordable housing community located in West Central Spokane. The project consists of 47 units of multifamily one- two- and three-bedroom units. Walnut Corners also includes property management space and commercial space. Eleven different financing sources were utilized in this complex project. The project began in August 2008 and completed in June 2009.

In a time of economic upheaval, the Walnut Corners project experienced periods of tremendous financial strain. Leone & Keeble exhibited resourcefulness in reallocating costs and value engineering while maintaining an exceptional level of quality control. The Leone & Keeble staff maintained a calm and professional approach, even during the snowiest winter on record.

The Leone & Keeble staff was on the ground daily throughout the project and attended every development team meeting. Their oversight of subcontractors was exceptional, creating a high level of honesty, integrity and professionalism. Leone & Keeble office staff was very helpful in answering our questions in a timely and efficient manner. As a result of this great team effort, Walnut Corners project was completed on time and under budget.

In our opinion, Leone & Keeble staff went above and beyond the call in their responsibilities. I would not hesitate to use them on future projects.

Sincerely,

Laura Garrison
Housing Developer