



PHP Management Inc

September 3, 2004

To Whom It May Concern

RE: David A. deBie

It is a pleasure to provide this letter of reference for Mr. David deBie . We have been working with David since 1994 and he has been in our employ from June 1, 2001 until August 31, 2004.

Over the past few years we have completed three projects. The first two are in La Jolla's downtown business/retail district and a third in the Old Town area of San Diego. All three of these were complete rehab redesign/remodels with significant additions of square footage. Our centers are mixed-use hotel/retail, and office/retail/residential projects.

Mr. deBie was involved from the onset of each project, guiding the planning and assisting the projects through the entitlement and construction-permitting process. He was also responsible for obtaining competitive bids from a minimum of three contractors for each job. In areas of material and labor overpricing David helped through creative value engineering. During the actual construction period he acted in the capacity of general contractor.

I can recommend David de Bie to anyone needing general contracting services and have no doubt that he can perform well for you. David deBie is honest and conducts business with integrity, he is professional, handles subcontractors well and is knowledgeable in dealing with all construction consultants. All our projects were delivered on-time within budgets.

Feel free to contact me should you need further assurance.

Very truly yours,

H. Peter Wagener
Chief Financial Officer

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