

Briarcliffe Towne Homes
19221 Hamlin Street #10, Reseda, CA 91335

Mr. Dennis Brooks
Mr. Les Jillson
Design Build Associates, Inc.
5655 Lindero Canyon Road, #321
Westlake Village, CA 91361

Dear Dennis and Les,

It's been almost a year since Briarcliffe's repair and reconstruction project was completed. The complex looks beautiful and the market values of our homes continue to rise. There have been relatively few problems related to the construction, and thanks to you, those issues are being addressed with the construction company.


The purpose of this letter is to thank you again, most sincerely, for the work you did for Briarcliffe. In particular, your excellent documentation of the project and your detailed correspondence with the homeowners has proven more valuable than we could have imagined at the time. You championed the publication of the Reconstruction Policy, the Intent to Vacate form and the Interior Finishes Worksheet. You also produced voluminous written correspondence in answering every letter, question and complaint from every homeowner. All this documentation has enabled us to defend and prevail against several lawsuits brought by homeowners against the Association.

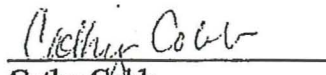
As you may be aware, the two of us were commissioned by the present Board of Directors to defend the Association in those lawsuits. Various homeowners were seeking money for an array of alleged "damages." We were able to prove to the courts that their requests had been addressed, that all homeowners were treated equitably, and that there were valid reasons for what was done or not done. We are extremely grateful to you for the outstanding job you did in documenting the project and in treating even the most difficult homeowners with patience and respect. Your work continues to pay off and to make our job easier.

Thank you again for your thoroughly professional advice and commitment to the success of Briarcliffe's reconstruction project.

We wish you the best and hope to have the opportunity to work with you again.

Sincerely,


Cheryl Wilcox
President, 2002-2003
Briarcliffe Towne Homes


Cathy Cobb
Treasurer, 2002-2003
Briarcliffe Towne Homes