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To Whom It May Concern:

I am writing to share my unqualified recommendation of Design Build Associates. I am General Counsel for a 261 unit condominium association in Santa Barbara. The property consists of four three story units which were originally constructed as an apartment/hotel complex. In the early 1990s, the City of Santa Barbara approved conversion of the project to condominiums. Prior to the sale of the units, a number of cosmetic changes were made which were intended to increase the salability of the units, but which in fact caused tremendous damage to the buildings. As a result, the buildings suffered damage from water intrusion and mold. Once the repair efforts began, even more structural damage was uncovered, resulting in a restoration project costing approximately \$12 million.

Given the massive nature of this project, and the vast number of disciplines involved in the remediation effort, the Board of Directors felt that a construction manager was needed. The Board interviewed a number of firms and ultimately selected Design Build Associates of Westlake Village. The Board was impressed with the firm's experience and their particular expertise in dealing with the unique issues associated with common interest developments. **Everything we were told about the firm proved to be an understatement. Dennis Brooks and his team were crucial to the successful outcome of this project.** Mr. Brooks guided us through not only an endless number of construction decisions, but served most capably in assisting the Board in explaining the project to the membership and helping to achieve a successful assessment vote to fund the expanded project. He has been invaluable in working with the general contractor, in resolving issues with individual members, and in overseeing additional elements of the project (such as landscaping and roof replacement which were not originally part of the project scope). **The Design Build firm is accessible, responsive and unfailingly organized.** We truly could not have undertaken this project, let alone succeeded without their leadership and guidance.

It is with great pleasure that I offer my recommendation of this firm. If I can provide any further information, please do not hesitate to contact me.

Sincerely,

Kathleen M. Weinheimer