

Lewis Operating Corp.

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February 10, 2010

Re: Kevin Monsey, Monsey Construction Consulting Services

To Whom It May Concern:

In the spring of 2005, Lewis Operating Corp., a member of the Lewis group of companies, on behalf of our affiliated company, LN Damonte Ranch Town Center, LLC, selected Kevin Monsey, Monsey Construction Consulting Services, as our owner's representative to oversee and coordinate construction of the Damonte Ranch Town Center in Reno, Nevada. The Damonte Ranch Town Center is an anchored retail center situated on approximately 50 acres in south Reno.

While our corporate office, located in Upland, California, has a large staff of commercial construction professionals, by hiring Kevin Monsey we believed that his familiarity with the northern Nevada construction environment would result in contract savings in terms of reduced hard construction costs (due to value engineering and smart bidding) and reduced time to complete each job (due to his permitting expertise and management of the general contractor). We found his expertise invaluable.

Kevin was involved in the initial planning of the shopping center, working closely with us as the owners, our architects and engineers, our general contractor and their subcontractors. To date, Kevin has managed the preconstruction, permitting, construction and close-out for thirteen buildings and approximately 95,000 sq.ft., phased in over three years. In addition to the construction of the center itself, Kevin assisted us with street improvements and traffic signals adjacent to the site. We continue to rely on Kevin Monsey's expertise in reviewing tenant improvement plans and Kevin has recently reviewed plans for a future office building adjacent to our site.

Through this process, Kevin has worked well with construction and real estate professionals representing national tenants (Office Depot, Starbucks, McDonald's, 7-Eleven, and CVS/pharmacy) and our smaller local tenants as well. Critical to us was his ability to effectively communicate with the various tenants, consultants, and contractors involved in the project.

I would highly recommend Kevin Monsey as a construction management professional for any public or private enterprise.

Very truly yours,

LEWIS OPERATING CORP.



Gigi Chisel
Vice President

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