



October 27th, 2011

To Whom It May Concern:

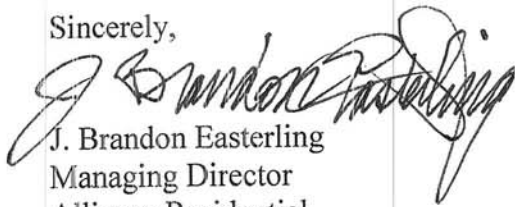
During 2008-2009, while I was running my own apartment development company here in Austin, I had the privilege to work with and alongside Steve Haug at Skyline Commercial. Being able to build a project during this timeframe was difficult enough, due to the capital market situation, but this project would not have been as successful as it was had it not been for Steve and his entire team at Skyline.

Our project was called The Vintage West Campus, and it was delivered on time and on budget, which in the development world in general is somewhat rare. And given that this was a student housing project, there was a finite date we were working towards and needing to hit, and indeed we did. Additionally, our project in west campus was and still is the first and only project in west campus to have been completed and delivered under a permanent Certificate of Occupancy from the City of Austin.

Having been a developer in Austin since 2003, I was used to contractors having it be their way or the highway, but that was not the case with Steve. Numerous times we had issues that came up that were not budgeted for, and would have typically been considered a change order by any other contractor, but we didn't have one change order on our \$12 mln project, which is pretty incredible.

All in all, I would highly recommend using Steve and Skyline on any commercial development.

Sincerely,


J. Brandon Easterling
Managing Director
Alliance Residential