

JPI Construction Inc.
8916 University Center Lane, Suite 150
San Diego, California 92122

January 20, 1998

Louis Ramzi
Geogrid
3914 Murphy Canyon Road, Ste. A-218
San Diego, CA 92123

Dear Louis,

JPI Multifamily Construction Operations' field staff at the Jefferson at Mission Valley project has instituted a "Contractor of the Month" program to recognize the outstanding contributions of our sub-contractors and their foreman in the field.

Because of the efforts of Javier Vasquez & Brady Poyer, Geogrid has been chosen to receive this recognition for the month of October 1997. Your teams overall knowledge and expertise of the trade, coupled with their personable and cooperative nature have been a benefit to the progress of this project. They have gained the respect of all personnel on site and have contributed greatly to the early success of this project.

As "Contractor of the Month", your company name will be placed on a plaque and hung in the job-site office.

Please let Javier & Brady know of our appreciation, and congratulations on a job well done.



Gary N. Miller
Project Manager
JPI Construction Inc.

c.c. Brian Watson (JPI)
David Chandler (JPI)
Wallace Whitworth (JPI)
Bill Reeves (JPI)