

ATLANTIC
DEVELOPMENT
GROUP LLC

July 24, 2007

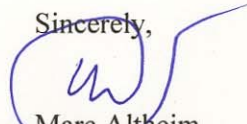
To whom it may concern:

We are writing as a reference for Joy Construction. Joy Construction has been the general contractor for over 25 newly constructed affordable housing projects for the Atlantic Development Group over the last 7 years. Most of the projects contained over 75 apartment units and ranged from 50,000 square feet to almost 250,000 square feet. In total, Joy has built approximately 2,700 apartment units for Atlantic Development Group. Many of the jobs were quite complex and Joy was able to complete them in a timely fashion and professional manner.

Most of the Atlantic/Joy projects involved The City of New York Department of Housing Preservation and Development, bond financing from the New York City Housing Development Corporation or the New York State Housing Finance Agency and a top-rated letter-of-credit bank. In addition, in most instances, there was a tax-credit investor that provided equity for the projects. Consequently Joy Construction was performing work under the scrutiny of a host of fiduciaries; Atlantic Development Group, a state and/or city housing agency, tax credit investors and financial institutions. In many cases Joy did repeat work for the aforementioned entities and these entities had confidence in Joy to perform the task at hand.

As Joy has grown over the years, it has matured as a business. Joy has implemented comprehensive safety procedures and instituted quality control measures. Joy has consistently completed our projects within our budget and time constraints. Joy Construction is unquestionably qualified to construct virtually any type of housing project in New York City.

Sincerely,



Marc Altheim
Principal