



March 6, 2009

RE: Reference Letter – Dutra Cerro Graden, Inc.

22645 Grand Street
Hayward, CA 94541

510.582.1460 Phone
510.582.6523 Fax

To Whom It May Concern:

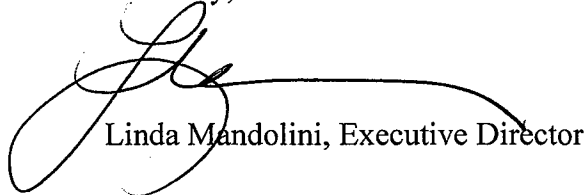
Eden Housing, Inc. is one of Northern California's premier nonprofit affordable housing developers and managers, as well as one of its oldest. Since 1968, Eden has been creating a variety of high-quality affordable housing opportunities for lower-income families, seniors and people with disabilities. Eden's housing portfolio includes multi-family rental housing, co-ops, supportive housing and first-time homeownership housing. Eden is currently active in twenty cities in Alameda, Santa Clara, San Mateo, Sonoma, Contra Costa and San Joaquin Counties.

For the past two years, our firm has been working closely with Dutra Cerro Graden on a complex development transaction in Fremont CA. They have been instrumental in helping us to consummate this high profile transaction that is scheduled to close in April of this year. Throughout the process they have provided us with vital input and assistance with respect to the arduous negotiation process with the sellers, the planning process and the political landscape within the City of Fremont. They have also assisted us in negotiating lease buyouts and interim leases with several retail tenants in order to lay the groundwork for their future relocation.

I have found their firm to be extremely competent and conscientious, and they have continually displayed the highest integrity and professionalism throughout the course of our relationship.

I would highly recommend their services.

Sincerely,



Linda Mandolini, Executive Director

