

May, 2006

Tony Rafel
Rafel Manville, PLLC
999 3rd Ave., Ste. 1600
Seattle, WA 98104

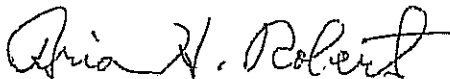
Dear Mr. Rafel,

I would like to thank you and your staff for the successful negotiated settlement with our developer. Rafel Manville exercised diligence, integrity and good judgment in pursuit of our claim of faulty construction.

Your explanations of the subtleties and complexities of condominium law provided good counsel for the owners association and its Board of Directors. And your research into the resources available for a settlement saved us needless time and expense in pursuit of a formal suit.

I wish you and Rafel Manville every success in your future endeavors.

Sincerely,

A handwritten signature in cursive script that reads "Brian H. Roberts".

Brian H. Roberts, President
Latitude Owners Association
Latitude Condominiums
Federal Way