

March 12, 2013

To Whom It May Concern:

This letter has been prepared to serve as a letter of recommendation for I-Kota , Inc.

We have engaged I-Kota to manage the construction of a multi-family apartment project that our group is developing near the University of Denver.

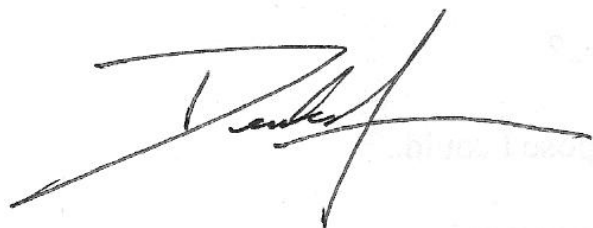
We presented I-Kota with a highly aggressive construction schedule and budget. These project requirements were met with resistance and/or rejected by other possible general contracting teams at the outset of our project. The I-Kota team has performed against our rigorous project requirements and has exceeded expectations on all fronts.

As Owners, we look for execution team members that understand the true meaning and value of a partnership. I-Kota consistently brings this understanding to our process and our project.

The competency, trust, character and consistency that defines this team - from the ownership level to the field personnel – is, in our perspective, a true differentiator in the marketplace.

We consider our relationship with I-Kota to be a strategic asset to our efforts, and hope to have the opportunity to work with them again on future projects.

Best,

A handwritten signature in black ink, appearing to read 'Derek Ahrens', written over a faint, light-colored circular stamp or watermark.

Derek Ahrens
Managing Partner, Realty Capital Group LLC