

January 14, 2010

Andrew Littorno
Legacy Partners
4000 E. Third Avenue, Suite 600
Foster City, CA 94404

Dear Andrew:

It is my pleasure to inform you that **Legacy Partners** has **17** communities within its surveyed portfolio that have won a **2009 National Multifamily Customer Service Award for Excellence**, at the property level, also referred to as the "**A List**" Award. This honor is bestowed on those multifamily properties "achieving the highest level and quality of service" as rated by Residents in those properties.

The Award is determined by achieving a minimum 20% response rate and a service score of 85 or above. The "**A List**" Award is given to the **Best in the Industry** and we are pleased that when compared to other properties throughout the country, **Legacy Partners** has communities with resident satisfaction scores among the highest in the nation.

Please find enclosed award certificates for the following communities:

Alta Court	Pacific Place
Burbank Senior Artist Colony	Plaza Club
Crestone Apartments	Skyline Heights
Dakota at Governor's Ranch	The Hamlet
Legacy at Museum Park	The Landing at Jack London Square
Legacy Village at Gilbert Towne Center	The Piedmont Senior Apartments
Legacy Walnut Creek	The Pointe at Warner Center
Lincoln Place	The Seasons
Mission Sierra	

You will also find an Award brochure and an "A List" logo slick enclosed. The brochure and logo slick have been provided for your use in advertising your "**A List**" Award communities.

If you have any questions regarding the "**A List**" Award, please do not hesitate to contact me. Congratulations!

Sincerely,

CEL & ASSOCIATES, INC.



Christopher E. Lee
President & Chief Executive Officer

Enclosures