

EXHIBIT H

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WESTERN NATIONAL PROPERTIES
A WESTERN NATIONAL GROUP COMPANY

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November 17, 2015

Mr. Anthony P. Vernola
P.O. Box 217
Upland, CA 91785-0217

Re: Vernola Marketplace Apartments

Dear Mr. Vernola:

Over the past three years we have been working with you to develop an end product of a Class "A" resort style apartment community on your property. We suggested building this product, the Vernola Marketplace Apartment Community (the "Apartment Project"), at the northwest corner of 68th Street and Pats Ranch Road in the City of Jurupa Valley to take advantage of the nearby commercial area, the new school and nearby park sites.

As you know, we are now faced with potentially needing to revamp the Apartment Project to accommodate the Riverside Transmission Reliability Project ("RTRP"). The RTRP threatens to significantly and negatively impact the scope and viability of the Apartment Project. Should the RTRP run through your property, the Apartment Project becomes a different product. All the units (165) to the west of the purple line on the attached map would be lost, and all the units to the west of the spine road (an additional 50 units) would likely be unrentable; this would result in a total loss of 215 units. The RTRP also runs directly over certain utilities, the underground storm water treatment system and parking spaces, which could result in the loss of additional units. In addition to the aforementioned lost units, the clubhouse, pool, leasing and administrative center will need to be relocated which will result in a further reduction in the remaining units.

The RTRP changes the entire Apartment Project to a compressed project in the shadow of aerial 230kV transmission lines and towers; the resort style apartment complex that was contemplated is lost. We feel a downsized apartment project resulting from the impact of the RTRP would not result in the type of development which would be appropriate for the market in this area, and we would not be interested in proceeding with the resized project.

Very truly yours,

WESTERN NATIONAL PROPERTIES

Rex DeLong
President

cc: Rick Bondar



VERNOLA MARKETPLACE APARTMENT COMMUNITY | 397 Units