

COMMISSIONING COMPLETION NOTICE  
Energy Services Agreement  
Between  
San Diego Gas & Electric Company (SDG&E)  
AND  
Ladera UAC Office, LLC  
For 999 Corporate Drive, Ladera Ranch

Pursuant to Section 2.2.2 of the above referenced document SDG&E hereby notifies Customer that the Installation Phase of this project is complete.

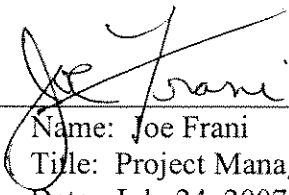
The Energy System was commissioned and placed into service on July 24, 2007. This notification commences the Generation Phase of the Agreement by SDG&E.

SDG&E and Customer agree that the actual square footage of the Leased Space is 5,872 square feet and that the Initial Term Rent shall be \$2,936.00 per year.

Customer acknowledges that Customer has had an opportunity to inspect the Property and hereby agrees to proceed with the Generation Phase in accordance with the Agreement.

San Diego Gas and Electric  
Company

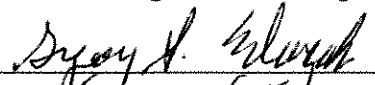
By:

  
Name: Joe Frani  
Title: Project Manager  
Date: July 24, 2007  
*revised 8/20/07*  
*signed*

Customer  
LADERA UAC OFFICE, LLC,  
a Delaware limited liability company

By: DMB Ladera, LLC,  
a Delaware limited liability company  
its sole member

By: Rancho Mission Viejo, LLC,  
a Delaware limited liability company  
its authorized agent and manager

By:   
Name: Gregory S. Edwards  
Title: Sr. V.P. / CEO  
Date: 7/26/07