

Philip W. Cyburt
President

Boeing Realty Corporation
15480 Laguna Canyon Rd, Ste 200
Irvine, CA 92618



February 21, 2003

Riggins Construction & Management, Inc.
1816 North Old Tustin Ave.
Santa Ana, CA 92705

Gentlemen,

I wanted to take a moment to thank **Riggins Construction & Management, Inc.** for the past six years of excellent service your firm has provided for the Boeing Realty Corporation. Your firm represented Boeing Realty acting as construction managers in facilitating the development of one of our major projects located in Huntington Beach, California. This project was a 280,000 square foot warehouse distribution build-to-suit where your firm managed all aspects of the construction process.

Since our first project with Riggins, we have hired with your firm to take on over twenty-five separate projects of various sizes, both as construction managers as well as general contractors. On behalf of Boeing Realty Corporation, we wanted to formally thank your firm for its commitment to quality, knowledge, attention to detail and above all your high integrity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip W. Cyburt', written over a printed name and title.

Philip W. Cyburt
President