



GENERAL MONITORS

26776 Simpatica Circle
Lake Forest, California 92630-8128
Telephone: +1-949-581-4464
Fax: +1-949-581-1151

Email: webmaster@generalmonitors.com
Website: www.generalmonitors.com



March 2003

To Whom It May Concern

General Monitors has utilized the construction management expertise of Riggins Construction and Management Inc. for three projects in the past twenty years. The first project entailed the reduction in size of an 80,000 square foot manufacturing facility in Irvine and creating a 56,000 square foot corporate office. Recently, we utilized Riggins Construction to add a 10,000 square feet tilt up to our 53,000 square foot facility in Lake Forest. Upon completion of this project we commissioned Riggins to add a 3,700 square foot storage mezzanine inside the addition. This project is due to be completed in early April. It is also worthwhile mentioning that these last two projects were done with zero disruption to our operations in Lake Forest.

Each project has come in on time and within budget. We have had change orders, but none have created delays. The firm has always looked out for our best interests and recommended savings where possible and improvements where necessary.

The subcontractors that Riggins has recommended have all done outstanding jobs. Riggins Construction recommended the architect we used on this project along with various engineering firms to do soils and structural testing. These firms were recognized by the building department of the City of Lake Forest as experts in their fields and their work was never questioned. This facilitated the permitting process and kept our projects on track.

We have future plans for some tenant improvements and plan on using Riggins Construction to get the job done. Any firm looking for strong management skills to ensure a quality job, in a timely manner, should look no further.

If you have any specific questions about Riggins Construction, feel free to contact me directly.

Richard J. Wehrt
Vice President
dickw@generalmonitors.com