

LANDCO, LLC

Roland A. Childs

Allan J. Gardner

June 10, 2004

Tom Riggins
Riggins Construction and Management
1816 N. Old Tustin Road
Santa Ana, CA 92701

Re: Lot 58
Carlsbad Research Center

Dear Tom:

Our building has been completed for a few years now and Rollie and I want to express our thanks for a job well done.

Our 31,200 square foot building is everything we had hoped for and more.

Your input from the design phase through all the many steps necessary to accomplish the end result was both highly professional and outstanding. I especially appreciate your understanding and navigation through the shoals and hazards of the assorted city agencies...a major challenge met!

Please express our thanks to all your associates and contractors who contributed their efforts.

We would be most pleased to talk in more detail to any prospective client about our RC&M experience.

Best wishes,



Allan Gardner