

Moson Properties Inc.



#1100-100 West Pender St., ♦ Vancouver, B.C. V6B 1R8
Phone (604) 683-2305

May 19, 2004

Riggins Construction and Management Inc.,
1816 N. Old Tustin Ave.,
Santa Ana, Ca. 92705-2810

Attention: Mr. John Riggins.

Re: Letter of Recommendation.

Dear John,

I am pleased to supply this letter of recommendation for Riggins Construction and Management Inc.

Our company is based in Vancouver, British Columbia and is in the business of commercial and industrial investments. One such investment was a vacant lot in Irvine, California. We decided after many years that it was time to build a 20,000 Sq.Ft. facility. Riggins Construction has worked with us numerous times with our adjoining property and was our first choice to build our warehouse.

Believe it or not we never attended the site during construction. The fax machine, telephone and pictures were used to complete the building. There were numerous calls back and forth confirming the the buildings progress. Problems and any changes from the original plan were minor and attended to with the appropriate departments. We appreciated the coordination with our architects, the City agencies and inspectors. The tenant in the space is very pleased with the building and the minor changes made for them by Riggins Construction.

I am sure the relationship that Riggins has with the appropriate departments made my life easier. I was able to remain here in Vancouver until the final inspection. I was very pleased with the building and I look forward to our continued positive relationship with Riggins.

In closing I would be happy to answer any questions, please feel free to call me.

Thanking you, I remain

Yours very truly,

Handwritten signature of M. Dale Moscovitch in black ink.

M. Dale Moscovitch
president