

January 17, 2006

Riggins Construction & Management, Inc.
1816 North Old Tustin Avenue
Santa Ana, California 92705

Dear Tom:

I wanted to thank-you again for the wonderful work Riggins Construction & Management, Inc. did for us on the renovation and remodel of our commercial building at 1 Whatney in Irvine. You and your crew were the most professional group I've ever had the pleasure to work with.

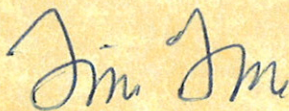
This is a building that housed our family business for many years, but it needed a substantial make-over to get it ready for the current tenant. Your firms extensive knowledge and experience guided us to make sure everything complied to both the best contemporary styles of improvements, and also to make sure we were in total compliance with all current codes and regulations.

From planning-to-demolition-to-construction-to-clean-up, Riggins crews and subcontractors treated our building like it was their own. Everyone's work was first-rate.

And, it was gratifying, upon completion, that the project came in on budget and completed exactly in the time frame you estimated. You made what could have been a painful process, a rewarding and enjoyable one. If we ever need another contracting job done, you are our man.

Please share this recommendation with any future clients, and have them contact us with more specific questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Tison".

Tim Tison
Sunray Properties
1415 Cordova Avenue
Glendale, CA 91207-1531
(818) 243-4017
(310) 489-9094