

CARLSON

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May 18, 2004

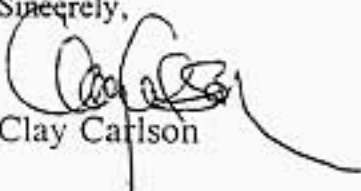
To Prospective Clients for Ward Construction Co.:

I am writing to recommend Ward Construction Co. based on their performance in building our Sullivan Mini Storage project as CM/GC's. Ward did a significant amount of preconstruction work to get the plans and specs integrated with the City of Aurora requirements and to help us get the best price for our project - resulting in returning over \$100,000 in savings to us!

Of the three storage facilities we have built, Ward provided the best service - they really went out of their way to determine just what we wanted and how we wanted things to function. They were very flexible throughout the whole process in pricing different options for us to consider and in coming up with cost saving ideas.

Ward stepped in when one of the major design/build sub-contractors (not selected by them) failed to perform - they accelerated other subcontractors work and supplemented crews to offset the delays at no additional cost to the owners group. Their subcontractor management was impressive and Ward provided service after the construction was done, quickly prosecuting punch list and warranty issues. They provided us with an Operation and Maintenance manual for our on-site managers, even though we didn't expect it. We got a first class facility at the price we wanted thanks to Ward Construction Company.

Sincerely,


Clay Carlson

May 26, 2004

To whom it may concern:

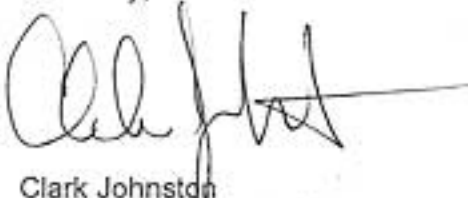
I am writing to you on behalf of Ward Construction. I have personally worked with Stan Ward, Paul Sommer and Greg Thompson as members of the Ward Construction team in the construction of the Sullivan Mini-Storage complex in Aurora, Colorado. The project consists of over 70,000 square feet of storage areas distributed in 17 buildings, with detached managers' residence and office.

The Sullivan Complex was the first project that Martin Design has worked on which Ward Construction was selected as the General Contractor. I am very pleased to inform you that our experience with Ward Construction has been one of cooperation and trust, and one that has produced a common goal of providing quality construction on time and within the established budget.

As an Architect, I have found that Ward Construction is one of a short list of preferred contractors we enjoy working with. All of their people beginning with Stan and Paul present a positive attitude that remains constant throughout project construction. They are willing to work through aspects of the project that may require an innovative approach to solve situations that inevitably occur in project design and construction with a high degree of concern for quality, budget and schedule.

I would highly recommend Ward Construction as your General Contractor. We at Martin Design look forward to many more rewarding working relationships with Ward Construction.

Sincerely,



Clark Johnston
Project Manager, Architect