

May 23, 2005

Mr. Max Young, President
Ratcliff Constructors, L.P.
14901 Quorum Drive, Suite 715
Dallas, TX. 75254

SUBJECT: Warranty Response at Eastfield College

Dear Max:

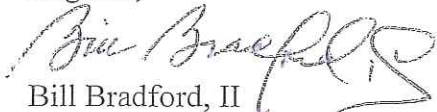
It's been quite sometime since we've had the opportunity to visit, especially since substantial completion. I have been keeping your Project Manager, Mr. Steven Danna and Project Superintendent, Mr. John Williams quite busy these days. You recognize as I do once a project is bought off by the Architect your job is still going on for another year.

I am a strong believer the one year warranty period is just as important as working off the punch list items after a substantial completion walk down. I also understand sub-contractors aren't too enthused when a call comes in for them to address a warranty item. It's the General Contractors job to help them understand the importance of responding to the problem and following it to the end. It's very difficult to get upset with a sub-contractor when the General Contractor has no commitment to respond in a timely manner.

The reason above is why I am sending this letter to you. Your two people are truly committed to fulfilling Ratcliffs responsibility. Steven and John have a good rapport with the sub-contractors which has helped in getting personnel on site to fix a problem. People are reminded there are other jobs after this job and their performance all the way to the end, including warranty response is important.

I applaud these two men as well as your company in applying in the field what is preached in an office, "Remember at the end if the client isn't happy we've lacked in doing our job."

Regards,



Bill Bradford, II
Huitt-Zollars, Inc.
Construction Manager
Eastfield College