

PROPERTY ADVISORS, INC.
ARCHITECTS • ENGINEERS • PLANNING CONSULTANTS
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February 17, 2001

Frost Constructors, Inc.
8810 Will Clayton Parkway
Suite C
Humble, TX 77338
Attn: Mr. Scott Frost

Re: Honda of Clear Lake
20233 Gulf Freeway
Webster, TX 77598

Dear Scott:

I wanted to take the opportunity to express my appreciation for your firm's efforts and, in particular, your efforts personally during the construction of the Honda of Clear Lake facility and post construction project closeout. Remodeling and expanding an automobile dealership can be a very difficult project at best and keeping the business open and viable during the construction process is challenging for any contractor. You and your team went above and beyond the call of duty to make the process as painless as possible.

Prior to allowing Frost Constructors to bid this project I checked your firm out with your previous clients and architects from the extensive list you provided. The one thing that all of them agreed upon is that Frost Constructors is an honorable firm, is dependable, does good work, and is fair with change orders. I have found all of that to be true during and after the construction of our project. Your firm was entirely professional and more than willing to accommodate me and my client's requests during and after the construction.

I will be pleased to provide references for Frost Constructors in the future.

Sincerely,

Don Holick

Don Holick, President