



July 25, 2005

To whom it may concern:

Highland Builders Inc. has completed Phase I and II of the University of Phoenix for MJS Realty. In each case these projects were competitively bid to numerous contractors and I am very pleased to say that in each project:

1. Highland Builders' quality of work and professionalism was, if not the highest, certainly one of the highest levels I can remember. (There was virtually no punch list on their last effort.)
2. Each project was delivered on time.
3. Pricing of any proposed changes was more than fair.

I realize that when reading a letter of recommendation one must consider the source and the above might be considered some rather strong statements. However, at the risk of being facetious, please note that I feel qualified in making statements concerning a contractors qualifications since, as a contractor, I personally have completed over 2.9 million square feet of construction and another 3.5 million square feet as a developer.

You may rest assured that Highland Builders will once again have an opportunity to submit proposals to MJS Realty.

If you would like to further consider the source of this letter of recommendation please feel free to visit our web site - www.mjsrealtyinc.com.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Gregory L. Dudko", written over a long, sweeping horizontal line that extends to the left.

Gregory L. Dudko
Vice President
MJS Realty Inc.