



**HILL-GRANADOS
RETAIL PARTNERS, LP**

August 9, 2005

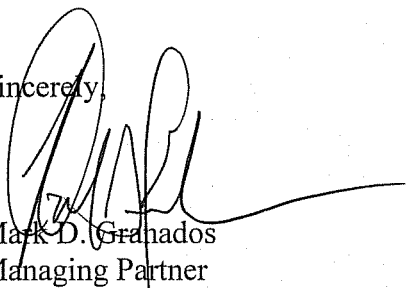
To Whom It May Concern:

Hill Granados Retail Partners, LP (HGRP) is a San Antonio company that specializes in real estate and development. As a result, I have had the opportunity to work with Middleman Construction Company on many of our projects ranging from remodels to new construction on several projects since the year 2000.

Their company has been beneficial in the successful and timely completion of several HGRP projects ranging San Antonio to Waco, Texas. By working closely with our architects and engineers from project inception, Middleman is a significant part of our development team that helps us to meet our design, budget, and schedule. Additionally, they have been able to identify and inform the development team of potential budget pitfalls and critical timeline milestones effecting our negotiations with anchor retailers.

It is comforting to know that we are working with a General Contractor that understands the needs of the developer and their tenants in a retail development. In addition, their knowledge, skills and professionalism enabled them to complete our previous projects on time and on budget. Therefore, I would wholeheartedly select them as General Contractor for our future projects and am pleased to recommend them as General Contractor for any form of commercial development project.

Sincerely,



Mark D. Granados
Managing Partner