

Michael G. Enders
Owner/General Manager
Benttree Custom Homes
1575 Plaza West Drive, Suite B
Prescott, AZ 86303

Dear Mike:

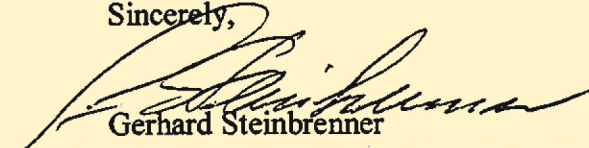
Enclosed is the signed Certificate of Acceptance document for our home at the Ranch, dated when we first started to occupy the home.

We want to let you know that we are very pleased with the final product you created for us. Neither of us anticipated the extended schedule; however, both of us expected the quality product you delivered. It was your detailed oversight throughout the project period, as well as your follow through in resolving construction punch list items after our occupancy, that is responsible for the quality work we have observed to date. Unless latent discoveries are made to the contrary, the quality is everything we had hoped for. Based on this experience, we would be pleased to serve as a reference at your request. We have already given you the highest recommendation to our construction loan contacts at Wells Fargo Bank.

Finally, we have included a check for \$10,000 which you can consider a bonus or additional management fee for some of the costs incurred over and above the base cost used to calculate the original fixed management fee under the contract.

Norma and I believe the enclosed check also expresses our appreciation for your special efforts to coordinate with Maureen, Mortimer's, etc., while we were on our trip and, of course, for the delivery of a quality product.

Sincerely,



Gerhard Steinbrenner