



**ENCORE**  
Management Company

September 12, 2005

Peyton Welty  
Capital Contractors Inc.  
24123 Boerne Stage Rd  
San Antonio, Texas 78255

Dear Peyton,

I just wanted to say a big THANK YOU to you and your associates at Capital for the great job you did at the Suncrest Hills Apartments. I was especially impressed with your attention to detail and your prompt response to any concerns that we had. I'm sure this was a challenging project for you with all of the various entities involved and approvals required. You and your employees were always courteous and professional and we would definitely consider Capital Contractors for any future projects.

Regards,

Amy Estess, CPM  
District Manager  
Encore Management Company

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