

WEDGE MANAGEMENT, INC.

301 S. Frio, Suite 480
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January 3, 2004

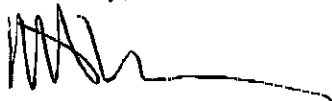
Capital Contractors, Inc.
24123 Boerne Stage Rd, Suite 202
San Antonio, Tx 78255

Attn: Clifford Stratton

Your firm has demonstrated an exceptional level of expertise when it comes to large and complex structural damage. The extensive tornado damage to 45 out of 100 units at our Corpus Christi Apartment complex in October 2002 was devastating. However, thanks to your team's ability to quickly mobilize, secure the property, and execute the reconstruction process, we were able to minimize downtime.

I want to thank Capital Contractors for handling this project in an efficient and timely manner. In the event that we have another large disaster, we will turn to Capital Contractors!

Sincerely,



M. Steven Henderson
President