

John A. Buckel
CAPITAL PARTNERS DEVELOPMENT COMPANY
2890 Kilgore Road, Suite 115
Rancho Cordova, CA 95670

RE: Letter of Recommendation

Dear John:

Holt of California has been in and around the construction business for over 75 years as the sales, rental and service company for Caterpillar equipment in the northern Central Valley of California. For several years we considered adding a Cat Rental Store in Vacaville, which is the western part of our territory. In 2004, Capital Partners worked with our real estate advisor to locate an ideal site with easy freeway access and visibility at a very competitive price.

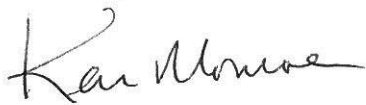
While the site was great for us, we didn't realize how involved the entitlement process would be with the City of Vacaville before we could start construction. The proximity of the site to the Nut Tree airport imposed height and use restrictions which you carefully but aggressively negotiated for us so that the impact on our operations was negligible.

Our Cat Rental Stores stage, wash, repair and rent heavy earthmoving and other construction equipment so we have very specialized needs for our building and yard area. You assembled a team of highly-skilled design, engineering and construction professionals to help us through the design-build process with an emphasis on sustainability. We conveyed to your team what we were trying to accomplish by touring our other facilities and some you recommended. You helped us figure out a great balance between what we wanted, needed and could afford. The Vacaville store now serves as a prototype for others we build in the future with several innovations, sustainable features and improvements over some of our other facilities.

We enjoyed the process of working with you and your team. Together, we created a great project that maximized the value of every dollar we spent in creating a highly functional facility that is efficient to operate and easy to maintain. We would highly recommend your company and the design-build process to anyone considering a new facility and would be happy to speak with them about our experience. And, as you know, we have even hired some of your design-build team members for modifications to some of our other facilities since completing Vacaville.

All the best to you!

Sincerely,



Ken Monroe
President