



September 14, 2003

Mr. Dick Smith
McBride Construction
224 Nickerson Street
Seattle, Washington 98109

Dear Dick,

As the President of the Waterford Court Homeowners Association, I want to take this opportunity to congratulate you, and the team that you assembled, for the fine job that McBride has done for our Association. The important aspects of any Construction Repair project — quality, schedule and cost containment — all met or exceeded our expectations.

When this project started we were apprehensive since we'd all heard of, or previously experienced, some level of frustration with escalating costs, failed schedules and below expectation quality. None of these nightmares were experienced here, on this project!!!

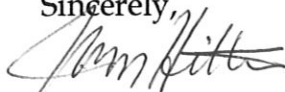
Particular praise must be given to Rick Phifer (and at first Scott Smith) for supervision of an extraordinary nature. Rick was particularly able to instill an atmosphere of professional knowledge and confidence. He worked with our Maintenance and Repair Committee, our Board and especially with Merle Pope (our Owner's Representative) in a diplomatic and always civil fashion.

As expected, we encountered many "surprise" situations as the job progressed. We are extremely grateful for the ability of McBride, through Rick, to change gears, improvise and give expert counsel, always within our budgetary constraints.

One of the most important skills of a general contractor is the choice of competent and responsive sub-contractors. McBride's choices were superb; the main subs — Sound Siding, Greg Anderson Painting and T & W Roofing — all did high quality work, cleaned their sites daily, and were responsive when changes were called for.

This letter of thanks is written on behalf of our entire Association, our Maintenance and Repair Committee and our Board of Directors. Dick, we urge you to use our Association (and myself and the Committee members) as references for McBride work in the future.

Sincerely,



Jim Hitter

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