

Park Central West Condominium Association
210 East Hyman Avenue
Aspen, Colorado 81611

December 29, 2000

Mr. Max Gorake
RUDD CONSTRUCTION
0132 Park Avenue
Basalt, Colorado 81621

Dear Max,

It was this time last year that we were engaged in the detailed discussion concerning the renovation of our condominium complex, Park Central West. As members of the Board, we had great concerns and a sense of fear knowing that our lives would be disrupted for many months. The Board knew that this was a big decision and a huge undertaking to correct the numerous costly problems with the buildings. But the Board maintained the undying hope that in the end our complex would be much improved from the structural, safety, maintenance and aesthetic point of view.

Your construction team headed by Eric Workman and John Walker were a pleasure to work with. Early into the project we established weekly meetings on Tuesdays to review what had transpired the previous week and what were the plans for this week and the following week. Specific situations which required more frequent meetings were always immediately convened and Eric and John consistently were immediately available. And then there was always my punch list on Monday morning at 6:30AM which, I'm sure, John looked forward to. We could not have asked for a more positive and cooperative relationship.

John and his crews spent long hours commencing at 6:30 AM and sometimes worked until dusk. John was on site continuously each day and never left the site unless all was secured and tidied up. John was a master of managing the requests of owners who needed work completed on weekends or other specific hours. His people skills are commendable. He knows how to keep the avenues of communication open. He has a great sense of humor coupled with a firm sense of business and production.

There were many times it was apparent that a lot of thought and experience were brought to this project through Rudd Construction. Problems were anticipated, corrected and handled in a professional manner. Project change orders were always put in writing and explained fully. The bookkeeping and documentary trails were always concise, clear and easy to follow.

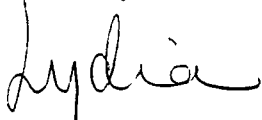
Now that the trailers and work dumpster have gone, we can see the benefits of the renovation: windows are tight, doors are tight, the sidewalks are not icy, the lighting has improved, many

weather related problems have been cured, and our own dumpster has finally found a permanent location!!! The stone work is gorgeous! The siding, windows, doors, sidewalks, railings, roofs and stairways all exceed our visual expectations. When Summer returns we will see the complete picture of the renovation results when the landscaping is at its peak. Please come back to view the results of your efforts.

If you encounter another condominium association that is considering a renovation, I would be available to discuss any of the process with them. It would be my pleasure.

Thank you again for all the care and concern that each of you individually expressed throughout the duration of this project. It has been a pleasure.

Sincerely,



Lydia Morrongiello
President

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