

Kibbey Development Group LLC

141 E. Center St., Suite 200
Marion, Ohio 43302

February 9, 2010

Re: Stevens Construction, Marion Ohio

To Whom It May Concern:

We are very pleased to recommend Stevens Construction as a General Contractor and Construction Project Manager.

We have worked with Stevens Construction, its owners and supervisors on multiple projects over the last decade. When choosing to hire a General Contractor we look at four basic criteria, the ability to deliver 1) a quality project, 2) according to drawings 3) on time, and 4) on budget. We have no problem stating that in our decade of experience with Stevens Construction they have always met or exceeded these criteria.

All of our contracts with Stevens Construction in the last several years have been negotiated versus bid. This has included a variety of projects ranging in size from one hundred thousand dollars to multiple millions of dollars. The projects have ranged from medical office renovations to complete construction of 20,000 sq. ft. retail buildings.

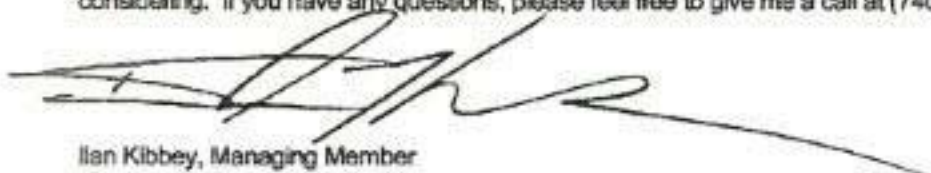
Stevens Construction sets itself apart from many others in this field, because they have a good understand of their client's goals and work closely with their clients to meet these. They understand the importance of schedules and budgets to a property owner and understand that deviation from either creates expenses to the owner as well as potential issues with the owner's lender.

Working under negotiated contracts with Stevens Construction has allowed us to adjust quickly to unexpected changes and situations while still maintaining budgets and schedules. Our experience as a real estate developer has shown us that when working with a quality contractor, the negotiated contract versus the bid contract will always deliver better results.

When using a negotiated contract there must be confidence that the General Contractor is looking out for the best interest of the property owner. This attitude starts with the owners but has to be reflected in the attitude of the site supervisors as well. We believe that one of main reasons Doug and Ben Stevens have been successful in a business that sees many failures, as well as why we have maintained such a long relationship with them, is they understand that their success is tied directly to our success.

Because of this, they employ site supervisors such as Scott Adams who has strong management skills and extensive knowledge of the building trades. We have been involved with other general contractors with other construction projects that have been a struggle to finish, and part of the issue always comes down to poor site supervision. It is impossible to work under a negotiated contract without competent and reliable site supervision. When Scott has been a site supervisor, the construction projects have always run well.

Our experience is that, when partnered with the correct Project Manager or General Contractor, the negotiated contract always delivers superior results. That being said, there are very few General Contractors that we have dealt with that we feel have the competence, reliability and most importantly the integrity to work under this arrangement. Stevens Construction is one of these few. For this reason we would highly recommend Stevens Construction as General Contractor and/or Project Manager for any construction project a property owner might be considering. If you have any questions, please feel free to give me a call at (740) 382-8848.



Ilan Kibbey, Managing Member

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