

November 3, 1992

To Whom It May Concern:

Shannon Sheehan of Citizen Properties was the general contractor on an extensive addition we made to our home from June of 1990 to January of 1991. Ms. Sheehan and her employees constructed a guesthouse on our property, in addition to a carport, landscaping and hardscaping around our new pool and backyard area, and installed a new kitchen floor in our main house. During the seven months it took to complete the job, Ms. Sheehan was there on a daily basis. She not only coordinated the efforts of her own crew and sub-contractors, but served as a liaison between us and our pool contractor as well -- including some touch-up work around the pool that he had neglected to perform (for which she did not charge us).

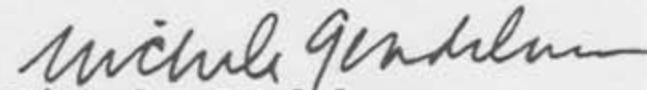
Ms. Sheehan was always responsive to our needs and requests -- not to mention our not-infrequent changes of mind -- and kept us up-to-date on each phase of construction; she was always accessible, courteous, and promptly returned our phone calls if we had questions when she was not on-site. She didn't install any fixtures, trim or hardware without first consulting us as to taste and preference, and the quality of such items she installed was first-rate. In the past 22 months since construction was completed, Ms. Sheehan and her people have returned whenever asked to fine-tune several rough spots that occurred -- luckily for us, and a testimonial to the quality of her work, those occasions have numbered exactly two.

We've had a good bit of experience with contractors since purchasing our 64-year old "fixer," and Ms. Sheehan has surely been the best we've worked with. She's honest, dedicated, efficient, personable, and responsible, and we've heartily recommended her to anyone in need of an excellent contractor. We will continue to do so.

Sincerely,



Andrew Guerdat



Michele Gendelman
(Mrs. Andrew Guerdat)