



C A R N E G I E

MANAGEMENT AND DEVELOPMENT CORPORATION

Mr. Tim Panzica
Panzica Construction Company
735 Beta Drive
Highland Heights, Oh 44143

***RE: Letter of Reference for Performance of Work at the Cleveland Federal Bureau of Investigation
ERT/RMF Building***

Dear Tim;

Job well done! Panzica Construction Company delivered as promised.

When final authorization was given to begin construction of the new High Security Building for the Federal Bureau of Investigation, Panzica Construction was able to persevere with the schedule, despite the extreme winter conditions encountered due to the time of the year the project commenced; and still your organization successfully delivered the project on time as required per the terms of Carnegie's lease with the FBI.

Panzica was able to track a project budget in pre-construction that was successfully developed with minimal drawings and specifications. Even more amazing, your organization was able to successfully interpret the very complex programming document provided by the FBI, which was used as a guide in order to develop the final construction documents. Your design/build services were wonderful.

In fact, the fast-track nature of the project as required by the schedule, still did not result in escalation of project costs because of your effective pro-active project management and your clear and concise bid packages utilized to engage subcontractors on a competitive basis without adversely affecting the overall project cost.

Lastly, Carnegie Management and Development recognizes that it is always difficult to work through issues of a project whereby there is a third party entity (in this case, the federal government) who is the sole tenant of the building. Catering to their needs was essential to the success of the project and the Panzica organization successfully maneuvered through the competing interests of all parties. Carnegie Management and Development once again would like to express its sincere appreciation for all your efforts and we look forward to doing future business together down the road.

Sincerely,

Robert J. Berryhill
Vice President

27500 DETROIT ROAD • SUITE 300 • WESTLAKE, OHIO 44145

Page 1 (440) 892-6800 • fax (440) 892-6804 • www.carnegiecorp.com • email: info@carnegiecorp.com