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April 3, 2000

Blue Rock Construction, Inc.  
Commerce Center  
1800 Chapel Avenue West  
Suite 100  
Cherry Hill, NJ 08002-4603

Attention: Stephen J. Kettelberger

Reference: "the Ballpark"

Subject: Blue Rock Construction, Inc.

Dear Steve:

As an owner and operator of various establishments within the entertainment industry, I have witnessed my share of construction retrofit projects in the area. To date, however, I have not seen a retrofit project which involved the complexities of "the Ballpark" project located in Springfield, NJ. Fortunately for "the Ballpark" this project was supported by Blue Rock Construction. Your company's professionalism and expertise provided the necessary ingredients for an extremely successful project. Most importantly, your teamwork attitude and sensitivity to the customer allowed us to tackle an extremely aggressive budget and schedule while also ensuring that quality control concerns were addressed.

From an owner's perspective, not only were the construction requirements met, they were greatly enhanced through Blue Rock's involvement. Your proactive approach resulted in resolving issues before problems were created, and your teamwork approach allowed decisions to be made in an effort to address "the Ballpark" needs without suffering delays or quality.

In summary, an extraordinary performance was achieved by Blue Rock Construction through the efforts of you and your staff and I would welcome the opportunity to work with Blue Rock in the future.

Very Truly Yours,

Frank Ricciuti  
General Manager