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To whom it may concern:

Reference: Kevin Monsey (Monsey Construction Consulting Services)

Kevin Monsey first started working with Wall Street Property Company as the Senior Project Manager/Vice President of Lusardi Construction. Wall Street built numerous centers with Kevin as the Senior Project Manager in charge of our projects (Northern and Southern Nevada and Central California). Kevin was involved on our behalf, working with the design team in weekly meetings to ensure we stayed on schedule and budget. His input during the design phase on cost alternatives, updated budgets and construction schedules was crucial to our decision making. Ultimately providing us with a lump sum contract amount early in the design was essential in locking down our bank loans.

After building several centers as our contractor, Kevin left Lusardi Construction and moved to the Northwest. Since our experience with Kevin was positive in every way and our owner's representative was no longer involved in our projects, we called Kevin and offered him the opportunity to handle the role for Wall Street Property Company.

Having Kevin (Monsey Construction Consulting Services) on our team was extremely helpful and allowed my partners and I to focus on the big picture and producing new developments. While keeping us totally informed, he managed the design team, the planning/permitting process and ultimately the construction process. Kevin handled the negotiation and/or bidding to the contractors, weekly project meetings, project budgets, project schedules while also interfacing with our tenants, utility companies and testing agencies. His role in resolving any contract change orders, scheduling concerns and managing the quality expected from our contractors was exceptional.

Our firm felt that Kevin's fees were more than justified by the savings and the quality of construction he brought to the project on our behalf. My partners and I felt that having someone that was responsible and dedicated to ensuring that the projects ran as smoothly was of great comfort.

I would highly recommend Kevin (MCCS) for any construction project, whether just in initial planning/budgeting, contractor selection process or the full blown construction management/owners representation.

Wall Street Property Company



Robert W. Carson
Partner