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Jen Silva
Real Estate Manager

CB Richard Ellis, Inc.
Asset Services

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RE: Terracare Associates

To Whom It May Concern:

Terracare Associates (formerly American Civil Constructors & ACC Landscape) has been working on Marketplace at Northglenn shopping center since Fall 2009. Terracare Associates has been a great partner at this shopping center.

We started working with Terracare Associates at this shopping center to complete a full renovation of our main drive lane hedges. The prior owner of this shopping center installed hedges along the entire main drive lane of the shopping center and had not trimmed them to limit the height. The hedges were so tall that customers driving inside the main drive lane could not see any of the 50+ shop spaces at this shopping center. We had preliminary conversations with the City of Northglenn and they had agreed to allow the renovation, but only with a full landscaping plan including replanting material. Terracare Associates had a landscape architect on-staff and were able to help us develop ideas and full plans in a very short amount of time (compared to others bidding this project). The City of Northglenn accepted the plans upon their first review and allowed the project to be completed in 2 phases with Terracare Associates' recommendation.

The hedges were removed in late 2009. Terracare Associates was able to complete this phase in a short amount of time and was able to pre-prep for the reinstallation in Spring 2010. The reinstallation was completed over a few weeks in Spring 2010 and has had an amazing response. The ownership of the shopping center, the management team, as well as the Tenants love the new plant material and love that we can see all shops spaces across the main drive lane.

Terracare Associates also helped us with our 2010 seasonal improvements and renovations throughout the shopping center. Terracare has had great ideas for locations and plant material replacements. The 2010 renovations have been some of the most exciting improvements and have helped with our overall curb appeal (especially along 104th Avenue and I-25).

Overall, my satisfaction with Terracare Associates is very high. I would highly recommend Terracare Associates to anyone looking for an above-average landscaping and construction company.

Sincerely,

A handwritten signature in black ink that reads "Jen Silva". The signature is written in a cursive, flowing style.

Jen Silva
Real Estate Manager