

MASTERWORKS Named NARI 2010 Contractor of the Year

Long Beach, CA January 27, 2010 --- The National Association of the Remodeling Industry (NARI) recently named Masterworks Construction Services, Inc., Regional Contractor of the Year (CotY) in the Specialty category of its 2010 awards competition.

Masterworks is a full service general contractor located in Long Beach specializing in residential remodeling and landscape design/installation. The project that won the award was the conversion of an interior room of a historical house to a traditional walnut paneled Library with coffered ceiling and granite fireplace. It also included a secret liquor bar hidden behind one of the walnut panels which could only be opened by lifting a specific book in the bookshelf! Bill Leisy, General Contractor and President of Masterworks, said that this was a challenging, but fun project and truly kept to Masterworks' tagline, "Transforming Your Environment".

Contractors from seven regions around the country vie for CotY Awards on an annual basis and all regional winners will be eligible for National CotY Awards. Judging for regional awards took place at the Association's national headquarters in Des Plaines, Illinois, in early January. An impartial panel of judges who are experts within the industry and associated fields, selected winners based on each entrant's "before and after" photography and project description. Judging was based on problem solving, functionality, aesthetics, craftsmanship, innovation, degree of difficulty and entry presentation.

Trophies for regional CotY winners will be handed out at the Evening of ExcellenceSM at the Wyndham Phoenix on April 10, 2010, where National CotY Winners and Achievement Award Winners will also be announced and awarded. The Evening of ExcellenceSM is widely considered to be the premier event of the year in the remodeling industry. It will be attended by more than 350 of the industry's elite. To be considered for a CotY Award, a company must be a NARI member in good standing. NARI members represent a select group from the approximately 800,000 companies and individuals in the U.S. identifying themselves as remodelers.

Masterworks Construction Services, Inc. is a member of the Los Angeles Chapter of The National Association of the Remodeling Industry (NARI), the only trade association dedicated solely to the remodeling industry. With more than 8,200 member companies nationwide, the Association is "The Voice of the Remodeling Industry"TM. For more on the CotY Awards, visit NARI's Web site at www.RemodelToday.com.

Homeowners spent a total of \$114.5 billion on home improvements in the U.S. through fourth quarter of 2009. NARI is a professional association whose members voluntarily subscribe to a strict code of ethics. Consumers may wish to search www.NARIREmodelers.com to find a qualified professional who is a member of NARI.

COTY 2010 AWARD SUBMISSION

AWARD WINNER
SOUTHWEST REGION
SPECIALTY DIVISION

AWARDED BY THE NATIONAL ASSOCIATION
OF THE REMODELING INDUSTRY

MASTERWORKS CONSTRUCTION SERVICES, INC.

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2010 CONTRACTOR OF THE YEAR (COTY) AWARD SUBMISSION

PROJECT CATEGORY: RESIDENTIAL INTERIOR SPECIALTY

BACKGROUND OF PROJECT

THE FOCUS OF OUR PROJECT SUBMISSION IS THE LIBRARY OF AN 8,500 SQUARE FOOT HOUSE THAT WAS BUILT IN 1923. THE HOUSE WAS ORIGINALLY DESIGNED IN THE ITALIAN REVIVAL STYLE BY PAUL WILLIAMS, A NOTED ARCHITECT.

IN THE 1950'S NEW OWNERS HIRED PAUL WILLIAMS TO DESIGN A REMODEL OF THE HOUSE. THE LIBRARY WAS INCLUDED IN THE REMODEL AND THE NEW DESIGN CONSISTED BASICALLY OF WALNUT PANELING WITH LARGE WALNUT CROWN AND BASE MOLDING DETAIL. IT LOOKED MORE 50'S IN STYLE THAN THE REST OF THE HOUSE. THE FIREPLACE WAS CHANGED BY A SUBSEQUENT OWNER TO A MASSIVE, OUT OF SCALE, VERY POOR QUALITY USED BRICK, MUDDLED MESS. PREVIOUS TO OUR CLIENT'S PURCHASE OF THE HOME, THE LIBRARY'S WALNUT PANELING, MOLDING AND FIREPLACE HAD BEEN PAINTED WHITE. THE FLOORS HAD BEEN PAINTED BLACK.

WHEN WE WERE FIRST CALLED IN TO LOOK AT DIFFERENT PROJECTS FOR THE HOUSE BY THE CURRENT OWNERS, THE LIBRARY WAS IMMEDIATELY PUT AT THE TOP OF THE LIST. THE HOUSE WAS VERY ELEGANT AND REFINED AND THE LIBRARY WAS VERY OUT OF PLACE WITH ITS BAD 70'S APARTMENT LOOK. AFTER SCRAPING SOME PAINT, WE DETERMINED THAT THE MOLDING WAS IN GOOD CONDITION AND COULD BE REUSED. BASED ON THIS, WE DECIDED TO DESIGN A FORMAL WALNUT LIBRARY WITH A COFFERED CEILING, USING THE WALNUT MOLDING AS OUR CUE. THE FIREPLACE WAS CHANGED TO MATCH THE OTHER FIREPLACES IN THE HOUSE WHICH HAD HONED, ABSOLUTE BLACK, GRANITE HEARTH AND SURROUNDS. THE NEW FIREPLACE MATERIALS COMPLEMENT THE WALNUT VERY NICELY. WE ALSO DECIDED TO CHANGE THE FLOORS TO LIGHTLY STAINED OAK FLOORING. WE DID NOT HAVE ENOUGH OF THE ORIGINAL CROWN AND BASE MOLDING TO COMPLETE THE REMODEL SO WE HAD TO CUSTOM MAKE THE ADDITIONAL MOLDING TO MATCH. ALL OF THE WALNUT HAS A LIGHT STAIN ON IT TO TRY TO LOCK IN THE PRESENT COLOR IN AN ATTEMPT TO KEEP IT FROM YELLOWING.

SOME TIME IN THE MIDDLE OF THE PROJECT THE OWNERS WENT ON A HOME TOUR. ONE OF THE HOUSES HAD A SECRET LIQUOR BAR HIDDEN BEHIND A PANEL IN A LIBRARY AND OUR CLIENTS THOUGHT IT WOULD BE FUN TO ADD THIS FEATURE TO THEIR LIBRARY. SO WE REWORKED THE DESIGN TO INCLUDE RAISED PANELS ON EACH SIDE OF THE FIREPLACE. THE PANEL ON THE LEFT SIDE OPENS UP TO REVEAL A FULL BAR, READY TO SERVE YOUR FAVORITE BEVERAGE. THE DOOR IS OPENED BY PULLING OUT A BOOK IN THE BOOKSHELF ON THE OPPOSITE WALL. WE INSTALLED A SWITCH UNDER THE BOOK WHICH IS ACTIVATED WHEN THE BOOK IS LIFTED. THE SWITCH TURNS ON THE LIGHTS IN THE BAR AND CONNECTS TO A PLUNGER THAT OPENS THE BAR DOOR.

FIREPLACE WALL – NORTH ELEVATION

OVERALL GOAL OF PROJECT: REPLACE THE EXISTING WHITE PAINTED WALLS, BLACK PAINTED FLOORS AND A POOR 70'S DESIGN WITH ONE THAT FITS WITH THE OTHER ELEGANT, REFINED ROOMS OF THE HOUSE.

SOLUTION: CREATE A TRADITIONAL LIBRARY DESIGN INCORPORATING WALNUT RAISED PANELS, CABINETS AND COFFERED CEILING. REPLACE WHITE PAINTED BRICK FIREPLACE WITH TRADITIONAL STYLE WALNUT BASE, MANTEL AND FRAME WITH HONED, ABSOLUTE BLACK GRANITE HEARTH AND SURROUND TO MATCH EXISTING FIREPLACES IN HOME.



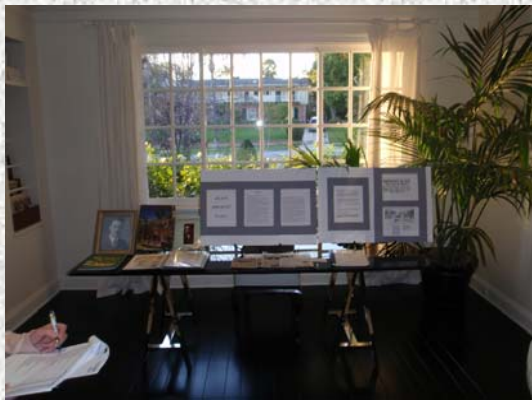
BEFORE



AFTER

WINDOW WALL — WEST ELEVATION

HIGHLIGHT: WINDOW WALL SHOWING CABINETRY AND WOODWORK



BEFORE



AFTER

BOOKSHELF WALL—EAST ELEVATION

HIGHLIGHT: BOOKSHELF WALL OPPOSITE WINDOW WALL SHOWING CABINETRY AND COFFERED CEILING

THE ORIGINAL PAINTED WALNUT CROWN MOLDING SHOWN IN THE “BEFORE” PHOTO WAS STRIPPED AND REUSED FOR THE NEW COFFERED CEILING. BECAUSE THERE WAS NOT ENOUGH OF THE ORIGINAL MOLDING TO COMPLETE THE PROJECT, MATCHING WALNUT MOLDING WAS CUSTOM FABRICATED.



BEFORE



HIDDEN STORAGE DETAIL

HIGHLIGHT: SECRET LIQUOR BAR

LIFTING A DESIGNATED BOOK FROM A SHELF ON THE WALL OPPOSITE THE HIDDEN PANEL TURNS ON A SWITCH WHICH ACTIVATES A PLUNGER TO OPEN THE SECRET LIQUOR BAR. THE SWITCH ALSO TURNS ON THE BAR LIGHTS.



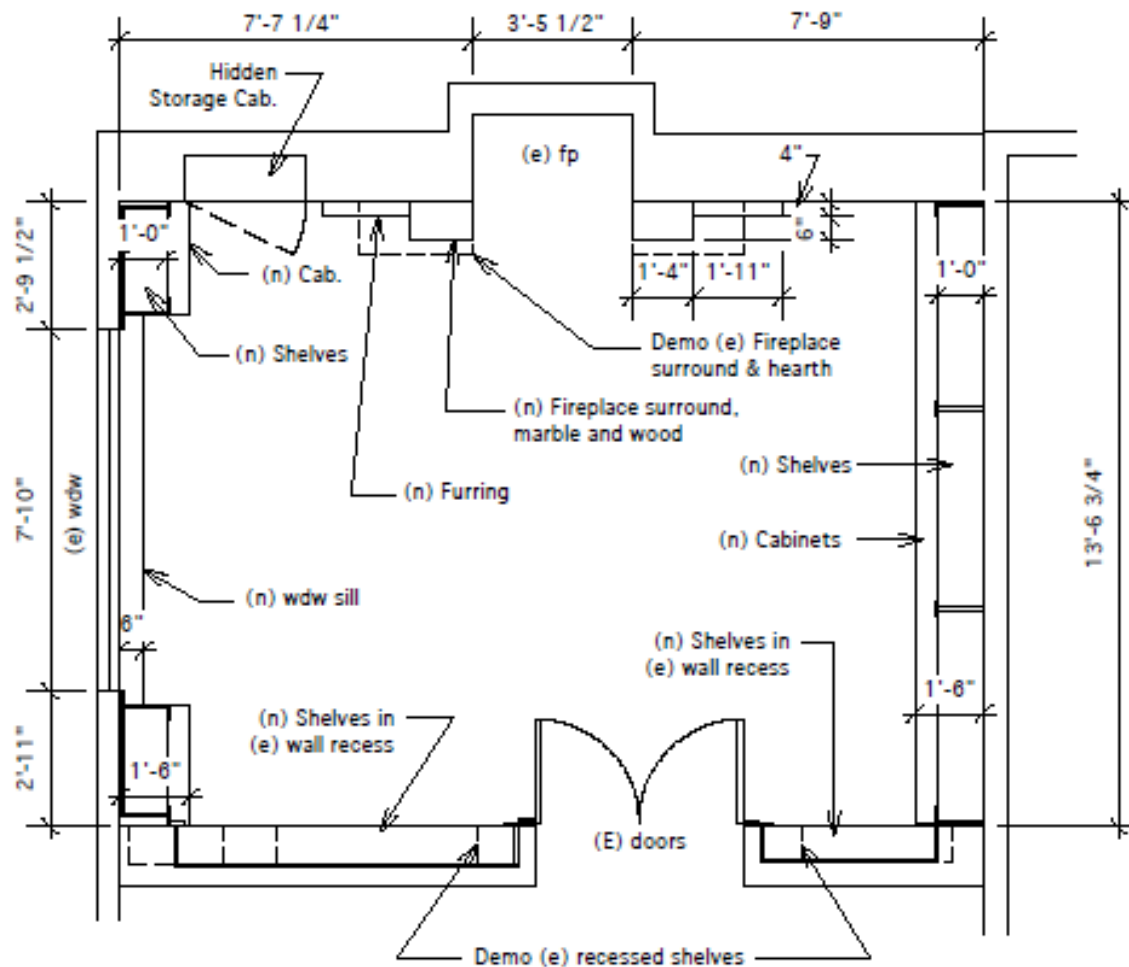
PANEL CLOSED



THE BOOK BEING LIFTED AND SWITCH ACTIVATED.



PANEL OPEN. A PLUNGER ACTIVATED BY THE SWITCH PUSHES THE PANEL DOOR OPEN.



Library - Floor Plan

Revised 4-5-09

Scale: 1/4" = 1'-0"

