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To Whom It May Concern

c/o Square One Architecture
5450 Griffin Road, Suite A
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Dear Madam or Sir,

We have used John Garra and his firm, Square One, for several projects over the years. We have been very pleased in a variety of ways.

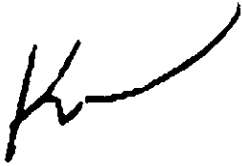
The two of the most significant projects were:

1. The interior and exterior renovation of the Holiday Inn Express Boynton Beach which we owned and managed. This project had a variety of challenges, including but not limited to, both as to design issues, permitting and brand approvals. The work included two aspects:
 - A. A complete reorganization of the public spaces such as breakfast area, lobby and adding a meeting room and a modern oversized exercise room. Square One did the design, got all the approvals and supervised the construction process.
 - B. A complete exterior renovation that included the general exterior skin of a four-story building but also accents at the roof line and elevator tower that gave the building a notable new look with important lighting accents.
2. Square One oversaw the forensic inspection on an beachfront hotel in South Beach which we assumed management of as the court appointed receiver. The hotel had a number of issues resulting from age and a lack of preventive maintenance. The most notable was the HVAC cooling tower which was about to collapse into numerous guest rooms. John Garra designed an interim solution to mitigate the emergency situation and to monitor the situation. His analysis of the building's structural, construction and deferred maintenance issues were important to the legal settlements. His implementation of interim solutions and the oversight of construction workers saved the receivership estate considerable funds.

In addition to the items describe above Square One through John Garra undertook a number of of projects for us which included understanding the various issues, each matter required, designing solutions then implementing the.

It is without reservation I recommend John Garra. If you retain him and are not happy, I'll come to your house and wash dishes for a day!

Should you wish to call me, please feel free to do so.

A handwritten signature in black ink, appearing to be 'K. Payne', with a long, sweeping flourish extending to the right.

Kirby D Payne, CHA
President