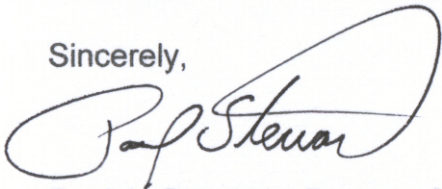


November 9, 2005

To Whom It May Concern:

I was one of five partners in the Porto del Sol condominium project located in Orange Beach, Alabama. Mr. Phillip N. Owens was the managing partner on the project. He bid the project, negotiated the general contract, and handled the day to day construction administration as required from the developer and architect. He communicated with the lenders and contractors on a regular basis keeping the project on track. He kept us informed throughout the project and managed everyone's expectations. His involvement certainly contributed to the project's success and I definitely recommend him for other development management and/or architectural design projects of this nature.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Stewart". The signature is fluid and cursive, with a large loop at the end.

Paul A. Stewart – Partner, Sonport LLC