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To Whom It May Concern:

I have had the pleasure of working with Scott Leon on several properties that I have been appointed by the Courts as a receiver. In the spirit of full disclosure, Scott is my brother-in-law.

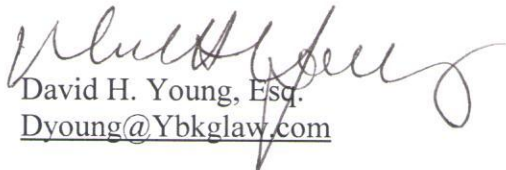
Every task that I asked Scott to undertake he did so with his typical gusto. He put his heart and soul into every project. Whether it was getting the grass mowed (it was up to the second floor on some homes) or driving down to police department (quite a ways away) to turning a dilapidated motel into a 4 star rated establishment (by trip advisor). There was not a project that he was ill-prepared to handle.

No one who has worked with Scott could ever doubt his devotion any of his assignments. He put in long hours and lots of sweat to make sure that everything was done right. Taking short cuts is not part of his vocabulary.

Not only is Scott a hard worker, but he is also a creative one. Taking pride in his work and going above and beyond are his trademarks.

If you have any questions, please feel free to contact me.

Cordially,



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