



Generations of **Better Ideas** in Real Estate

February 15, 2005

Mr. James Tucker
Senior Advisor
Sperry Van Ness
P. O. Box 5576
Williamsburg, VA. 23188

RE: Spring Arbor of Williamsburg

Dear Jim:

I expect HHHunt to start grading for our newest assisted living community in Williamsburg next month. We are very excited about this opportunity and truly believe that this will be our most successful community ever.

This opportunity would certainly not be possible without you. I still remember our first meeting with the City and the comments by the City Manager that this property might not need to be developed by this generation. Your assistance in this rezoning and site plan approval process was invaluable. The path to obtain approvals by the local government and by the citizens of Williamsburg was immensely difficult but HHHunt was able to obtain these approvals.

I work in five states securing property and local approval and never have had the level of assistance from a Broker that you provided for this transaction. I am looking forward to working with you in the future. You certainly are an asset to Sperry Van Ness and I really want to take this opportunity to thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Jim Nicholson'.

James M. Nicholson
Vice President of Business Development