

April 13, 2006

Killearn Properties, Inc
David K. Williams, President
135 Northpark Place
Suite 100
Stockbridge, Georgia 30281



Dear Mr. Williams,

This reference letter is provided at the request of Rett Gunn of Gunn Construction and Development, who has asked me and my architecture firm, ai3 to serve as a reference on his behalf. It is my understanding that Gunn Construction and Development is being considered by your organization as a potential General Contractor for a two storey office building.

I have known Rett Gunn and one of his superintendents, Larry Gerard, for approximately the past 18 months. Our two firms worked together on the design and construction of the Addition to the Steam Company Pub in Athens, Georgia. The project involved the conversion of a restaurant into a music venue in the heart of downtown Athens, raising the roof and adding a mezzanine level for additional seating. Special attention had to be paid to maintain the integrity and character of the surrounding complex.

The project, although small in size, was complicated in nature due to tight site logistics, a very short construction schedule, and construction of the addition while portions of the pub continued to operate. Rett was able to handle multiple trades on site at the same time with ease, all the while remaining true to the design intent of the drawings and its detailing.

From a project management aspect, Rett and Larry both bring large firm process and protocol and successfully blend them with the personal touches of a small firm. Both Rett and Larry were continually on-site, overseeing the construction, proactively identifying adverse site issues, and managing the submittal process. In general, I believe that our project was completed successfully largely in part to Gunn Construction and Development. I believe that Rett and Larry handled the project with care and finesse, meeting the initial budget. I would recommend them for other projects in the future.

If you would like to further discuss the relationships we have with Gunn Construction and Development, please feel free to give me a call. I would be happy to speak with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan'.

Daniel M. Maas, AIA
Principal
ai3, inc.