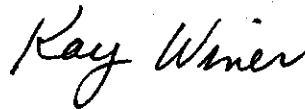


April 10, 2002

To Whom It May Concern:

The City of San José utilized Strategic Advisory Group to assist with market research, funding strategy, and project development due diligence related to the proposed renovation and expansion of our existing convention center into a unique convention and conference center concept for the Silicon Valley. Their work on the project met and exceeded our expectations and we would recommend using them in a similar capacity on other projects.

Sincerely,



Kay Winer
Deputy City Manger
City of San Jose