

401 Congress Avenue
Suite 2100
Austin, Texas 78701

512.370.2800 OFFICE
512.370.2850 FAX
winstead.com

DAVID L. DAWSON
direct dial: (512) 370-2847
ddawson@winstead.com

February 2, 2010

To Whom It May Concern:

I have had the opportunity to work with Bob Swerdling on several occasions over the past ten years and recommend him as a valuable addition to any team pursuing a hotel or convention center financing project.


I first worked with Bob as underwriter's counsel for the financing of the Austin Convention Center Hotel transaction in 2001. This was one of the first convention center hotels financed in Texas. Bob served as the lead underwriter representative on that matter and was involved in every aspect of the transaction, including negotiations with the developer, project operator, special issuer, city, bond trustee, and investors.

I also worked with Bob in 2006 in my role as bond counsel and issuer's counsel to Austin Convention Enterprises, Inc. in connection with the advanced refunding of the 2001 bonds for the Austin Convention Center Hotel. This was a particularly challenging transaction involving numerous tax issues and the substitution of bond insurers. Bob again played a primary role in simultaneously negotiations with existing bondholders, new investors, the operator, the bond insurers, the rating agencies, and the issuer.

I would welcome the opportunity to work directly with Bob again in the future. He understands hotel and convention center finance and dedicates himself to closing transactions that meet the needs of all parties.

Please feel free to contact me if you need more information.

Sincerely,



David L. Dawson

DLD:bj