

To whomsoever it may concern

24 January 2014

Dear Sirs

Richard Morton

I have had the pleasure of knowing and working with Richard for over 10 years.

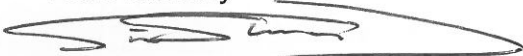
Richard is an experienced and highly regarded property developer who is well known for having successfully delivered a wide range of projects across the Yorkshire region and beyond.

Richard personally manages his projects and professional team on a day to day basis and remains very much "hands on" from inception to delivery.

I have always found Richard to be open, reliable and straightforward to deal with notwithstanding that transactions may be technically complex with numerous competing interests. Richard is particularly good at making challenging schemes deliverable, his experience and in-depth property knowledge proving invaluable in overcoming the many obstacles that can present themselves in property development.

I look forward to working with Richard, his colleagues and his professional team in the years to come.

Yours faithfully



Simon Sherwood
Partner
for Mills & Reeve LLP

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