



May 20, 2008

To Whom It May Concern:

Although it has been some years ago, I clearly remember the exemplary service John Batchelder provided for Richard Kann and myself when we renovated the Driver Mansion (now Vizcaya) and converted the property to a boutique hotel in 1984-1985. In addition to his project management services, John was also a real estate broker at the time we purchased the property and he assisted in the negotiations to purchase the property from the previous owner.

At the time we purchased the Driver Mansion it was in its original condition, as it was constructed in 1898-1900. The property had only one and one half bathrooms when we purchased it in 1984. The renovation and hotel conversion required the installation of complete new bathrooms for each hotel suite, the renovation of the existing bathrooms, the installation of a new kitchen for preparing meals for guests, the historically accurate renovation and decorating of the hotel common areas, new electrical wiring throughout the building, new heat pumps for all the suites and the common areas, the replacement of exterior porches, decks and railings, new landscaping and historically accurate painting of the hotel exterior.

The installation of the new bathrooms for each of the suites was a particular challenge, since the large waste piping had to be installed in existing wall cavities without changing any aspect of the interior spaces in the suites and common areas. Similar measures had to be taken when the new ducts for the new heat pumps were installed throughout the building.

The final result from the Driver Mansion renovation and hotel conversion was impressively beautiful and was a truly accurate historical renovation. Richard Kann and I were pleased and impressed with John Batchelder's positive problem solving attitude when we encountered the inevitable unforeseen issues during the renovation and conversion project. In fact, we hired John in 1986-1987 to manage the renovation and conversion of the 900 square foot penthouse on the third floor of the building after he had completed his MBA at CSU Sacramento.

If you have any questions or if I can be of any further assistance please do not hesitate to contact me at your convenience.

Sincerely,

Sandi Wasserman
Owner \ Director of Sales
Vizcaya Mansion and Pavilion
2019 21st Street
Sacramento, Ca. 95818
(916) 449-2222
www.vizcayapavilion.com