

Moroso Investment Partners, LLC

825 Parkway Street, Suite 4
Jupiter, Florida 33477
561/745-8545

January 1, 2009
VIA EMAIL

Steven M. May
Palm Beach Gardens Construction, Inc
4320 Main ST.
Jupiter, Florida 33458

RE: Palm Beach International Speedway Construction

Dear Mr. May,

Now that the substantive refurbishment and refit works of phase 1 of Palm Beach International Raceway, (formerly Moroso Motorsports Park), is complete, it is appropriate for me to extend my thanks to you for this huge and successful undertaking.

Every scope of the work has been done efficiently and ahead of schedule and budget. Apart from the quality of finish, what impressed me most was the empathy that you and your team had with our Partnership and real concern that our endeavor got the best for our money. Countless weekends and nights were taken to carry out the work at all times to insure we met our opening schedule for the Citrus Nationals. From day one, I was impressed by your professionalism and honesty. From the first project you built for me in Orlando years ago, I knew you and your firm was the only team we would be able to entrust our future opening date too. As the project progressed, your devotion to our team and the project, I got exactly what I knew I would get and we did.

The quality and experience of Palm Beach Gardens Construction and its entire staff speaks for itself.

In the beginning, I was unaware of incomplete drawings until you helped me, as well as, our team to focus on what we really needed to do in making the track a reality from a construction stand point and all the work it would take to facilitate the schedule to open on time for the Citrus Nationals.

As General Managing Partner and having worked with you on past projects, I, once again, found your sense of urgency to deliver quality, schedule and budget, a compliment to your expertise and willingness to go the extra mile to complete this project in such a short time frame.

Phase one of the project is now complete and open for business to rave reviews regarding the track surface, speed and overall quality.

Again, thank you for your dedication and motivation in giving us what we wanted and needed in a time frame that was absolutely essential to the development and success of the track.

I can give you no higher compliment than to say you and Palm Beach Gardens Construction are my General Contractor of choice for any project. We look forward to doing business together in the future.

Sincerely,



Joe Lubeck
Moroso Investment Partners, LLC