

Miyo Ellen Reff

San Diego, California 92109

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To Whom It May Concern,

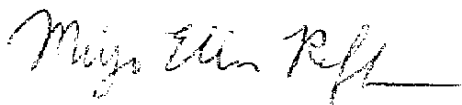
Chris Johns was the Project Manager for our home we built on the beach in San Diego, California in 2007. My husband Mitchell and I can only speak positively about the experience of working with Chris when he was at *ARCHITECTS hanna gabriel wells*.

The scope of our project was a modern 5000 square feet executive home with an attached guest apartment. The calm clean lines of our home are a contrast to the complexities of building on an ocean front property in California with a pre-existing beach cottage built in 1924. Chris was instrumental in steering our project through the numerous public hearings, the regulations, and the permitting processes of the California Coastal Commission, the City of San Diego and their Historical Resources Board, and the Mission Beach Precise Plan. We attribute the success with the public agencies to Chris' excellent communication skills, his ability to be very organized and focused, and his willingness to meet with people to solve problems.

For us, one of Chris' strongest assets is that he has both a construction background and a Master of Architecture from MIT. He has the practical and theoretical knowledge to create plans for buildings that look fabulous and function well. Chris had a great working relationship with our general contractor, Rich Gerace, owner RGB Group Inc. Rich said Chris saved him time and us money by providing drawings with the detail necessary to get accurate bids from the subs and get the job done. Thanks to Chris' managerial skills and rapport with the contractors, we had money left in our contingency fund at the end of construction.

We are grateful to have had Chris as the Project Manager for our new home. He was able to take our vision of a dream home and create a breath taking structure. We have been in our home since 2007 and it is a pleasure to inhabit a space that is so well suited to us and the surrounding area. My husband and I give Chris Johns our highest recommendations.

Sincerely,



Miyo Ellen Reff