

PETER M KIRBY

I am a retired corporate lawyer practicing for over 30 years, and Retiring as a longtime Partner from the U.S. Law Firm Winston & Strawn. I am a graduate of Fordham University, and Georgetown University Law School. During the course of my career, I represented an array of international, Canadian, Japanese and domestic corporations, including Airlines, Energy Producers, Electric Utilities, Biotechnology, Pharmaceutical and Consumer Food Product Companies. I also served for many years as outside General Counsel and Board Advisor to a company with over 130 service and retail outlets in the eastern United States; in this capacity managing litigation, handling real estate transactions, acquisitions, mergers and oversight of the company's human resource issues. I continue to advise some commercial real estate entities.

My wife, Carol, and I were born in Washington, DC, and raised in Virginia, and have resided in the City of Washington for the last 36 years. As original owners in Building one, third floor, I served as Member of the Strata Board at its inception, as well as Chairman, later. I rejoined the Board 4 years ago. Carol and I are joined at various times by our 7 adult children, 5 spouses and 14 grandchildren, having spent considerable amounts of time since the opening in 2005, enjoying the view, beach, pool, spa and restaurants at The Palms. We've watched management and staff protect and recover the property from some very devastating hurricanes. Now management and staff have again shown their commitment with the development of the brand new architecturally beautiful Pool and Beach Structures.

Going forward, the Board and Management need to work collaboratively to ensure that the high standards established when The Palms opened in 2005 continue to be met by working closely to

ensure the property is not only refreshed, but also maintained with the highest standard.

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