



A KOLTER COMMUNITY

Date: July 2006

To: Larry Keyser
Alison Hall
LJKJR Florida Properties, LLC.

From: Kolter Properties
Steve MarcAntonio/ Director of Sales

LJKJR Florida Properties LLC has participated in the acquisition of (14) properties totaling \$4.7M in our San Matera project in Palm Beach Gardens, Florida.

Between June 2005-February 2006, LJKJR has managed the acquisition and closing process of the San Matera units with LJKJR's clients very professionally.

Including the very demanding challenges of closing many of these units pre and post Hurricane Wilma here in October 2005.

LJKJR has also demonstrated a unique proficiency in bringing their sizable network of 1031 Exchange clients to the San Matera project with many of LJKJR's clients buying multiple units.

We recommend and welcome the opportunity to continue our relationship with LJKJR Florida Properties LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve MarcAntonio", is written over a light blue circular stamp.

Steve MarcAntonio

Director of Sales