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Master Mariner - Marine Consultant

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June 22, 2001

J.A. Barnett
Realty Group Inc.
442 Kennedy Blvd.
Suite 200
Tampa, Florida 33606

Subject sale of the 12 Oaks Property

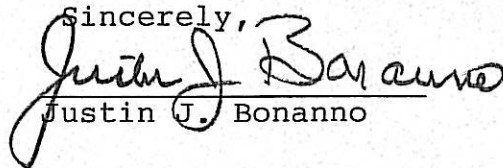
Dear Jim,

This letter to compliment you on the way you successfully accomplished the sale of the 12 Oaks apartment complex under what to say the least were adverse conditions.

Because of a heart attack and emergency surgery I was not AS available as a seller should be for his selling agent. You even arranged for the closing to take place in my home.

You not only found a buyer, you also acted as a buyers agent both to my satisfaction and to his.

So once again thank you for a job well done and I would be most happy to recommend your services to anyone who might ask me.

Sincerely,

Justin J. Bonanno