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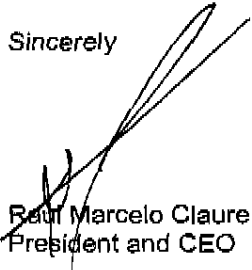
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Miami, FL June 15, 2005.

To whom it may concern:

It has always been a pleasure working with Sep. I don't have time to waste, and Sep and his team get to the point when it comes to finding me what I need. I have worked on deals with him in luxury properties in the Miami Beach and Coral Gables areas that have been good for me and my family, and I have had nothing but success working with him. I will always look to Sep when I do larger real estate deals that take the attention that he and his team always offer.

Sincerely



Raul Marcelo Claire
President and CEO