

ZIMMER CONSTRUCTION CONSULTANTS, P.A.
Professional Engineers, PE 18095
General Contractors, CGC 011551

Richard M. Zimmer, P.E. - President
Sidney T. Buras, P.E. - Principal Engineer
John F. Dougherty, CGC - Associate
Michael L. Moseley, Sr., CGC - Associate
M. Eugene Murphy, Architect - Associate
John T. Spainbauer - Associate
Richard M. Stephano - Associate

129 NW 13th Street, Suite 20
Boca Raton, Florida 33432
Office Phone (561) 391-6917
Fax Phone (561) 368-7882

E-mail: zecpa@excelsiorline.com

November 13, 2000

Mr. Milton Leidig
Florida International Realty Corporation
1625 North Commerce Parkway, Suite 210
Weston, Florida 33326

RE: William R. Szymansky

Dear Mr. Leidig,

In response to your telephone inquiry, we are pleased to provide an approval reference on behalf of William R. Szymansky.

Our experience with Mr. Szymansky occurred when he served as a Project Director for development and construction of several very large luxury residences within the Ocean Place Estates development located at the oceanfront at Highland Beach. Mr. Szymansky was responsible for coordination with the design team, as well as the field direction as General Contractor to complete the building and site improvements.

We found Bill to be extremely knowledgeable and attentive to all of the details needed to bring the luxury residences to a successful and high quality completion. Please take this reference as our unqualified recommendation to consider Mr. Szymansky in any role as a General Contractor, Construction Manager or other capacity with regard to your client's building construction needs.

If you should have any questions, please telephone for further information.

Very truly yours,

Richard M. Zimmer, P.E.
Richard M. Zimmer, P. E.