

February 12, 1993

Office of the United States Trustee:Dear Sirs:We are writing this letter to praise the outstanding job performed by Mr. Richard M. Langhorne and his company as Trustee of the 848 Brickell Building we just purchased. Mr. Langhorne found a building in complete disarray and was able in a short time to solve its maintenance problems and increase greatly its occupancy level.

All the tenants in the building were unanimous in acclaiming his dedication and professionalism. During our long negotiation and closing process, Mr. Langhorne performed his duties with great knowledge and fairness.

We thank him for a job well done.

Very truly yours,

**Juan Couret
President
Stortford Brickell, Inc.**