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February 13, 2006

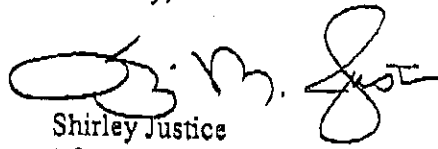
Jack Granger
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Dear Jack:

I want to extend to you and your staff at Granger, Thagard & Associates my appreciation for the opportunity to work with them in connection with the auction on the Beam Acres property last year. I found everyone to be exceptionally well organized, efficient and accommodating. Your experience and your willingness to take time to explain the auction process to my clients was appreciated. I also appreciated your fairness in the negotiations and eagerness to obtain the necessary materials for the success of this transaction. All of these factors helped to facilitate an excellent result and a good experience in bringing this matter to a close.

It was a pleasure working with your organization.

Sincerely,


 Shirley Justice
 FOR THE FIRM

SMJ:pg

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