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December 3, 2009

Mr. Scott Brenner  
President/CEO  
Brenner Real Estate Group  
1500 West Cypress Creek Road, Suite #409  
Fort Lauderdale, Florida 33309

**Re: Ocean Dunes; Melbourne Beach, Florida**

Dear Scott,

I would like to express my deep appreciation for the confidence placed in Fisher Auction Co., Inc. to conduct the public auction for Sixty-eight residential condominium units in the subject project. In this economic environment, it served as a textbook example of how an auction can quickly resolve financial burdens better than any alternate method of marketing available to sellers. Together, we were able to sell all units in record time for the acceptable price of Sixteen Million Three Hundred Thousand Dollars (\$16,300,000.00).

Together is the word I choose, because I truly believe Scott, that without your cooperative assistance, we would not have achieved the success we accomplished. In your capacity and role as the Court Appointed Receiver for this case, you were "hands on" with this asset from the time of your assignment. Sellers, Bankers, Brokers, All parties in interest recognized your ability and responded in harmony to our joint efforts.

Indeed, it was a pleasure for me personally, and our initiative went much more smoothly, because of your credentials, background, and twenty years of experience in dealing with all dimensions involving real estate transactions from various perspectives as Attorney, Broker, Developer, Investor, and Judicial Representative.

Thank you Scott for the privilege of working with you, and I trust we shall have a long lasting relationship.

Respectfully,

**Fisher Auction Co., Inc.**

Lamar P. Fisher, CAI, AARE  
President / C.E.O.