

Trammell Crow Company

John Crossman
1900 Summit Tower Blvd.
Orlando, FL 32810
March 11, 2005

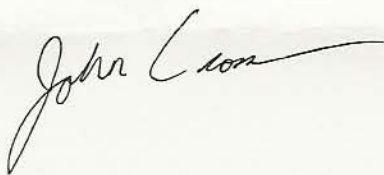
Vincent F. Wolle
Results Real Estate Partners
421 West Fairbanks Ave
Winter Park, FL 32789

Dear Vincent:

Congratulations on receiving the Top Producer Award from the Central Florida Commercial Real Estate Society on March 3, 2005. This is a prestigious and much-deserved award! Your accomplishments, as well as your hard-working reputation, are quite impressive. This incredible achievement honors the entire commercial real estate industry.

Please accept my most heartfelt congratulations for your success and I wish you the best for the upcoming year. Please let me know if I can ever be of assistance to you.

Best Regards,



John M. Crossman, CCIM
Principal
Director of Investment Services
The East Coast Retail Investment Team
Phone: (407) 618-1300
Fax: (407) 618-1230
jcrossman@trammellcrow.com