



PHILCO CONSTRUCTION, INC.

GENERAL CONTRACTORS

Est. 1990

February 8, 2006

Mr. Vince Wolle
Results Real Estate Partners, LLC
108 Commerce Street
Suite 101
Lake Mary, Florida 32746

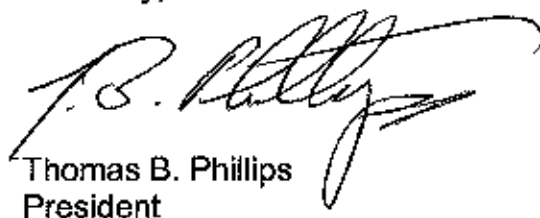
Dear Mr. Wolle:

I would like to take this opportunity to express my confidence and utmost satisfaction in the performance I received from Results Real Estate Partners. You and your team have always responded in a professional, timely and proactive manner making my job much easier. The level of professionalism your company has shown is unmatched in your industry.

Vince, we especially appreciate your tenacity and positive approach always looking at the long term benefits for your customers. We have benefited from Results "added value services" over the course of the relationship. It is without reservation that we recommend Results Real Estate Partners.

I look forward to continuing our relationship and will contact you as new projects are developed.

Sincerely,



Thomas B. Phillips
President