



October 16, 2007

Re: Liberty Universal Management  
Tuscawilla Bend Shopping Center, Oviedo, Florida

Dear Sir or Madam:

Per our conversation, I would like to offer an opinion and recommendation on behalf of Liberty Universal Management, our leasing agent for Tuscawilla Bend in Oviedo. Liberty has provided the commercial leasing services at Tuscawilla Bend for 15 years. During that time, the Center has consistently experienced near 100% occupancy with any vacancy garnering the utmost attention. Based on my experience with Liberty, it has never failed to provide several names of potential quality tenants should a vacancy occur.


I have also appreciated the relationships that Liberty maintains with our various tenants. As you could imagine, each has their own distinct personality and "push-buttons" and it's often hard to manage such a diverse set of customers. Needless to say, it has excelled in this regard, which from a property management perspective is paramount.

In terms of having someone represent my center, I could not think of a better company than Liberty and would highly recommend retaining their services for Tuscawilla Bend.

If you have any questions or concerns, please do not hesitate to give me a call on our toll-free number (800) 218-3888.

Sincerely,

TUSCAWILLA STAR CORPORATION

  
Scott L. Hobby  
Vice President

SLH:nj