

VEDDER, PRICE, KAUFMAN & KAMMHOLZ

A PARTNERSHIP INCLUDING VEDDER, PRICE, KAUFMAN & KAMMHOLZ, P.C.

222 NORTH LA SALLE STREET

CHICAGO, ILLINOIS 60601-1003

312-609-7500

FACSIMILE: 312-609-5005

VEDDER, PRICE, KAUFMAN, KAMMHOLZ & DAY

1919 PENNSYLVANIA AVE., N.W.
WASHINGTON, D.C. 20006-3471
202-828-5000

ROBERT J. WASHLOW
312-609-7509

ALSO ADMITTED TO CALIFORNIA BAR

March 20, 1992

1 DAG HAMMARSKJOLD PLAZA
NEW YORK, NEW YORK 10017-2203
212-223-1880

Mr. Raymond Altieri, Jr.
Adjusters International
American Loss Adjustment Co.
2805 West Busch Boulevard
Tampa, FL 33618

Mr. Scott S. Davidson
Adjusters International
25958 Genesee Trail Road
Suite 200
Golden, CO 80401

Re: 880 Mandalay, Clearwater Beach, Florida

Dear Messrs. Altieri and Davidson:

This is written to you and your associates on behalf of Mandalay Associates Limited Partnership, of which I serve as managing general partner, owner of the 386 unit, 12 story apartment building known as 880 Mandalay.

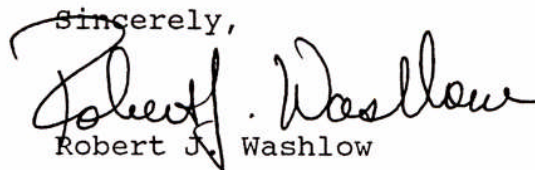
During April, 1991, the property suffered the effects of a severe and unpredicted storm off the Gulf of Mexico which literally hit the west side of the building due to its beach front location. You will recall that 120 apartments were damaged, some so severely that occupancy was precluded; the two story windows and interiors of the five large function rooms were destroyed; all three roofs required replacement, and major work was required to repair the six cooling towers, car ports, the parking lots and landscaped areas. Balconies and the exterior skin of the building required significant rehabilitation and resurfacing.

Within 24 hours of the storm, you and your colleagues were on site, emergency repairs had commenced and our insurance carriers were fully advised and involved. Over the next 11 months, you guided and negotiated the repair and replacement work and acted on a daily basis as a conduit and "peacemaker" between ownership, the insurance carriers and the various contractors.

The diligence, persistence, thoroughness and responsiveness which you and your colleagues applied to large and small items alike helped to assure that ownership received the full and proper benefit of its policies of insurance, that payouts were made in a timely manner so as to maintain progress of the work, and that proper and reasonable business relationships were maintained by all parties at all times.

Mr. Raymond Altieri, Jr.
March 20, 1992
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As a lawyer practicing in the transactional corporate and real estate fields on a national and international basis, I particularly appreciated the high degree of professionalism exhibited by you and your associates. On behalf of Mandalay Associates, thank you.

Sincerely,

Robert J. Washlow

RJW:cjm