

CRESCENT RESOURCES

LLC.

400 South Tryon Street
Charlotte, NC 28202

MAR 13 2002

March 11, 2002

Robert L. Fleckenstein
Summit Contractors
6877 Phillips Industrial Boulevard
Jacksonville, Florida 32256

Dear Robert,

Everything takes time. I feel one has to earn trust. This new relationship that naturally starts out with skepticism and a guarded position has blossomed into one of trust, respect, and I dare say comfort. It is through my dealings with Randy Eberling and his team at Lighthouse Court that continues to build these positive relationship qualities. With every quality building that is timely turned over our confidence in Summit Contractors and specifically Randy Eberling continues to grow. As a result I feel compelled to mention a few words about Randy Eberling and things we see in him that have been critical in the pursuit of success for our community.

Randy Eberling has an obvious talent in scrutinizing the details. His coordination and input in working with myself and our design consultants has provided refinements in the details that are clearly visible in terms of quality and good construction practice. His advice and critical eye is highly respected, and considered invaluable.

The development background he possesses has been extremely helpful to me as a young Development Manager. He has a keen awareness of the Developers point of view and needs. I turn to him from time to time for advice on various issues. His experience and insight has been there by offering suggestions and has helped me in my decision making. Randy has also been outstanding with regard to speaking up and informing us of issues that we might have overlooked or may not have been thinking about but should as Developers. Again a highly valued attribute.

Randy Eberlings fair but firm way that he deals with our design consultants has not been over looked. It is so easy to take a relaxed attitude pertaining to consultants responsiveness or should I say lack thereof. He has always pushed for the required information. This job has benefited greatly from his persistence and I am quite sure this quality is carried over to his work of managing the subcontractors and his field staff.

Convincing me of Summit Contractor's and Randy Eberling's level of competency is one thing. Convincing the Property Management staff who may or may not be intimately familiar with the construction process is something else. It is to this matter in which I am most impressed. The lack of phone calls I receive from Property Management pertaining to your work is frightening. I hear nothing but praise for your onsite staff which is obviously taking very good care of our most important people, our leasing staff and our tenants. If the last several months have been any indication I am confident that you will continue to shine and focus on this important aspect throughout the remainder of the construction process.

I must say for all of the reasons stated above I would insist that Randy Eberling be "the guy" for us on future communities that we build together. If timing for his services ever became an issue I take comfort in knowing you can work that out.

Thank you for the outstanding job at Lighthouse Court. I look forward to a long lasting relationship.

Sincerely,



Tim Dison
Crescent Resources LLC