



# TARRAGON DEVELOPMENT CORPORATION

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July 9, 2003

Mr. Bob Fleckenstein  
President  
Summit Contractors, Inc.  
6877 Phillips Industrial Boulevard  
Jacksonville, FL 32256

RE: Vintage at Abacoa  
Jupiter, FL

Dear Bob:

I am pleased to offer my congratulations and thanks to you and your company for the outstanding job you did in constructing our Vintage at Abacoa in Jupiter, FL.

On behalf of Tarragon, we offer our genuine appreciation for all the attention and effort you and your management team provided to this development. This was a highly visible community and extremely important to all of us at Tarragon.

Summit Contractors, Inc., with great attention to detail, produced a quality project which contributed to the success of the project overall.

We look forward to working with your firm again in the near future.

Sincerely,

Tarragon Development Corp.

Tim Burns  
Senior Vice President