

PINNACLE PRIME PROPERTIES, LLC

231 West Minnesota Avenue
DeLand, FL 32720

May 15, 2006

To Whom it May Concern:

Harkins Development Corporation built a building for us on the corner of Rinehart Road and Primera Blvd in the city of Lake Mary, containing a bank suite and four other office units. It was completed in early 2006.

Mr. Harkins and his employees assisted us in every phase of the planning, design, and actual construction. In the beginning phase he helped us redesign our proposal, eliminating unusable space and extra features needed for a two-story building (elevator, extra stairs, lobbies, etc.), finally coming out with a sleek one-story building with almost as much space, costing nearly \$250,000 less than the original concept.

During the construction, Mr. Harkins and his capable office staff were always courteous and prompt to return calls. They met with us as needed, and furnished weekly written reports without our asking.

The building superintendent, Mike Fracasso, was knowledgeable and hard working, and always available to us. He continued to work on small details until they were all resolved.

At the conclusion of our project, Mr. Harkins met with us and showed us detailed accounting of all expenditures, complete with an organized notebook containing all paid invoices.

We feel that we have made friends in this process, and will not hesitate to recommend this firm, or to use it if further need arises.

Sincerely,



Fred and Patricia Lane

Pinnacle Prime Properties, LLC 386-736-1650