

RONALD S. LAUDER
SUITE 4200
767 FIFTH AVENUE
NEW YORK 10153

April 12, 2005

Mr. Glenn Williamson
Amber Real Estate LLC
1050 Connecticut Avenue, NW
Suite 1000
Washington, DC 20036

Dear Mr. Williamson:

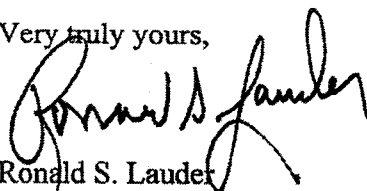
On the occasion of the successful closing of our two real estate transactions in Warsaw, I would like to express our gratitude for your fine work.

My legal counsel, Charles Goldstein, informs me that his experience working with you has been excellent. Indeed, he is of the opinion that the work you have done during the last three years was of the highest caliber he has ever experienced in the field of real estate. Given the fact that Mr. Goldstein has been a real estate lawyer for more than 40 years, that is very high praise indeed.

The restoration of 19th Century buildings on Prozna Street is as complex a project as it is important. Your expert assistance has been essential to our initial success. We also are grateful to you for finding a purchaser for other real estate in the area and making it possible for us to obtain the required permits from the City of Warsaw.

Please accept our warm thanks.

Very truly yours,


Ronald S. Lauder