



NCB, Inc.
7600 Red Road, Suite 211
Miami, Florida 33143
305/661-4460
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May 17, 2001

Gil Hyatt Construction
Attn: Gil Hyatt
989 Northeast 45th Street
Fort Lauderdale, FL 33334

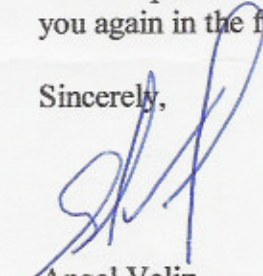
Dear Gil,

Thank you for, kindly, for providing such professional service to us, in connection with the building of our McDonald's Restaurant, # 24278, located at 14301 Miramar Parkway.

We are very grateful to you and your team for effectively addressing the few concerns that arose during the process in a most timely fashion. Each and every promise that was made, was indeed fulfilled. For this and every other considerate effort that your organization made to ease the completion of the project, we are in much gratitude.

It was a pleasure working with you and we look forward to the opportunity to work with you again in the future. Again, thank you for everything.

Sincerely,



Angel Veliz
Owner/Operator