

Zelko, Inc.
consulting services

February 19, 2006

SUBJECT: Dan Ulmer, Basic Property Management

To Whom It May Concern:

During most of my 35 years as a property owner in Summit County, I have been on the Board of Directors of three condominium projects: Dillon Valley East, Lagoon Town Homes in Frisco, and The Reserve of Frisco.

During most of those years, Dan Ulmer and his company were under contract to provide property management services (1) directly to the 100's of condominium owners, (2) for maintenance of the Association amenities and open areas, (3) of Association financial records, meeting minutes, recording of legal instruments with the County, (4) the creation and maintenance of Association web sites, and (5) most important, regular communication with the property owners and Boards of Directors.

I strongly recommend Dan Ulmer and Basic Property Management for quality and complete commercial and residential condominium management.

Sincerely,



Howard B. Zelkin
Vice President & Chief Financial Officer

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