

September 21, 2009

Daniel Hellerstein  
1909 Franwall Ave  
Wheaton, MD 20902

Dear Ms. Hellerstein:

I am sorry to learn of the passing of your father, Earl Hellerstein. Pursuant your email correspondence, you have requested valuation guidance on the Units owned by Earl at the time of his death. My records indicate he owns 1 Unit in each of the companies listed below. We do not provide estate values, and there is no market for the Units representing the ownership interests. However, as an accommodation to some of our investors, we occasionally provide very rough indications of what we feel the Units might be worth if the underlying assets of the companies were liquidated. While I am providing these numbers below, I must advise you that no formal appraisal of the underlying properties held by the company has been made in arriving at these values, and no attempt has been made to specify an appropriate discount for the lack of marketability, minority interest/lack of control, etc. In addition, the values were derived using a combination of the actual 2008 results and the year 2009 budgets from early 2009.

Subject to the above disclaimers, the liquidation values we have assigned to the Units in the company are as follows (on a per Unit basis):

|                               |                   |
|-------------------------------|-------------------|
| Plaza South Consolidated LLC  | \$10,000 per Unit |
| Timber Ridge Ltd. Partnership | \$17,000 per Unit |

Please be advised that neither Flair Corporation nor any of the partnerships or companies (or their employees, partners, officers or directors) assume any responsibility whatsoever in connection with the values expressed above. Should you require additional information in arriving at the value of the Units for estate tax purposes, please contact the undersigned.

Very truly yours,



Marc Rosenthal  
Controller