



May 27 2010

Banyan Property Management
Milano Condominium
1701 Village Blvd
West Palm Beach, Fl. 33409

Dear Ms. Riddle,

Fannie Mae would like to thank you for your cooperation in assisting us in obtaining information regarding Milano Condominium. Based on our review, we are pleased to inform you that Milano Condominium project has been accepted under Fannie Mae's Special Approval Designation for a period of twelve (12) months.

The Special Approval Designation means that Fannie Mae will accept, from its approved lenders, deliveries of loans that are secured by individual units in the project that are:

- newly originated mortgage loans for purchase transactions, or
- newly originated refinance transactions of existing Fannie Mae-owned loans.

Fannie Mae will continue to monitor the project, and we look forward to your continued cooperation. Please contact Fannie Mae's Florida Special Approval Designation team if there are any material changes in the project's condition, positive or negative, or if you have any questions. This team can be reached via email at: special_projects@fanniemae.com or via phone at 954-744-3307.

Fannie Mae's approval designation should not be viewed as an indication of the physical or financial condition of the condominium project, and Fannie Mae makes no representation or warranty of any kind whatsoever about Fannie Mae accepted condominium projects.

Once again we thank you for your assistance in this matter.

Sincerely,

Deborah
Edmundson

Digitally signed by Deborah Edmundson
DN: cn=Deborah Edmundson, o.ou,
email=deborah_a_edmundson@fanniemae.co
m, c=US
Date: 2010.05.28 08:58:51 -0400

Deborah Edmundson
Sr. Risk Manager, Project Standards
4000 Hollywood Blvd, Suite 755-S
Hollywood, FL 33021