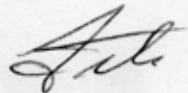


JAMES M. FLANAGAN

RECEIVER
P.O. BOX 1663
1515 CHICAGO AVENUE
EVANSTON, ILLINOIS 60201

August 13, 1988



Mr. Donald A. Tarkington, Esq.
Novack & Macey
303 West Madison Street
Chicago, Illinois 60606

Mr. Douglas J. Kurtenbach, Esq.
Kirkland & Ellis
200 East Randolph Drive
Chicago, Illinois 60601

RE: #87 CH 6570
Continental Savings Association
vs. E. Trine Starnes J., Marina City Assocs., et al.,
300 North State Street, Chicago, Illinois
Marina City Office Building Complex

Dear Gentlemen:

Please be informed on August 5, 1988, two additional air conditioning units within the above mentioned complex broke down due to the inclement hot and humid weather, their constant usage without long neglected deferred maintenance. Suite 1100, Air Canada tenant, had the unit controlling their conference room go out, while the small unit furnishing some cooling to the studio theatre lobby burned out. There actually are three units for the last area, two large Trane and one small compressor. This office instructed Hayes Boiler to proceed with emergency repairs to Suite 1100 unit, further ordering they proceed with whichever unit controlling the studio building lobby would be the least expensive to repair.

As the weather continues to the extreme we have been experiencing, it is not possible to judge which units shall continue to breakdown.

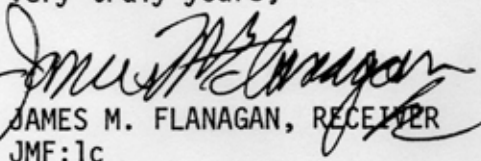
This office has ordered fans to be installed into the office building lobby as it is far too costly to repair the air conditioning units servicing this area. Also a fan was ordered into the mechanical work room housing the compressors for the retail area along with one for the studio lobby until the air conditioners may be restored.

I shall present the invoices for Court approval upon receipt of same.

If you have any questions, please do not hesitate to contact my office.

Thank you for your cooperation and assistance during this difficult time.

Very truly yours,



JAMES M. FLANAGAN, RECEIVER
JMF:lc

CC: Judge Richard Curry
John Ahern, P.C.