



May 2, 1997

Post-it® Fax Note 7671		Date 5/6	# of pages
To Jim Smith	From R. Coleman		
Co./Dept.	Co.		
Phone #	Phone #		
Fax # 941-284-5402	Fax #		

Mr. Dan Zanini  
 Parker, Duryee, Rosoff & Haft  
 529 Fifth Avenue  
 New York, NY 10017-4608

VIA TELEFAX: 212.972.9487

Dear Mr. Zanini:

### ARCHITECT'S CERTIFICATION

RE: Aruba Ocean Club, Palm Beach Aruba

The sponsor of the timesharing plan for the captioned property retained our firm to prepare the building plans and specifications dated March 21, 1997, and to visually inspect the property as it is being constructed and to issue the certification which follows. Copies of this certification are intended to be incorporated in the offering plan so that prospective purchasers may rely on the certification.

Robert M. Coleman  
 & Partners

Architects  
 A.I.A.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 24, insofar as they are applicable to this certification.

We have examined the plans and specifications noted above, and are conducting the visual inspection referred to above, with due diligence, in order to form a basis for this certification. We certify that this certification prepared by us discloses all the material facts which were then discernible from a visual inspection of the property and from an examination of the building plans and specifications. This certification is made for the benefit of all persons to whom this offer is made. We certify that, as of the date hereof, this Certification:

1. Relates to plans and specifications which set forth in detail the condition of the entire property as it will exist upon completion of rehabilitation, provided rehabilitation is in accordance with the plans and specifications;
2. In our professional opinion, affords potential investors, purchasers, and participants an adequate basis upon which to found their judgement concerning the physical condition of the property which is discernible from a visual inspection;
3. Does not omit any material fact to the best of our knowledge and belief;
4. Does not contain any untrue statement of a material fact to the best of our knowledge and belief;

3377 North Blvd.  
 Baton Rouge,  
 Louisiana 70806  
 USA

tel 504.387.4414  
 fax 504.387.4693

Mr. Dan Zanini  
Page 2  
April 25, 1997

5. Does not contain any fraud, deception, concealment, or suppression to the best of our knowledge and belief;
6. Does not contain any promise or representation as to the future which is beyond reasonable expectations or unwarranted by existing circumstances;
7. Does not contain any representation or statement which is false, where we:
  - a. Knew the truth;
  - b. With reasonable effort could have known the truth;
  - c. Made no reasonable effort to ascertain the truth; or
  - d. Did not have knowledge concerning the representation or statement made.
8. It is to be understood that all aspects of the physical condition of the property cannot be determined by a visual inspection or from an examination of the building plans and specifications, and that all statements contained in this certification are premised on and limited to such examination and visual inspection.

We hereby certify that as to the date of this certification, the building plans and specifications are in general compliance with all applicable local laws and codes. We also certify that the construction appears to be proceeding in general in accordance with the building plans and specifications from the information discernible on our visual inspection.

We further certify that we are not owned or controlled by, and have no beneficial interest in the sponsor and that our compensation for preparing this certification is not contingent on the success of the timesharing plan or on the profitability or price of the offering. This statement is not intended as a guaranty or warranty of the physical condition of the property.

Sincerely yours,



Robert M. Coleman, III, Architect  
Managing Partner  
New York Registration No. 19416

RMC/nip

G:\OFFICE\BETA\ID-ZANINI.1