

February 6, 2002

San Diego Professional Property Managers
9539 Grossmont Summit Drive
La Mesa CA 91941

Dear Mr. Boehm:

I wanted to take a moment to write and thank you for the excellent service we received over the past, almost three years.

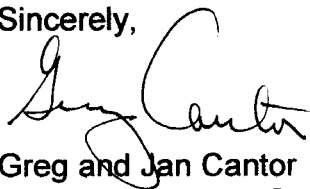
We have never owned a rental before and the prospect of managing one was foreboding. We considered the prospect of managing the house ourselves, but fortunately, chose to enlist your services.

I truly believe that the fees you charged were more than recovered by the way you managed our house, located and maintained excellent tenants.

We have recommended your services to others in the past, and would be continuing to use your services had we not gotten into the business ourselves.

Again, thank you for your professional and friendly service.

Sincerely,



Greg and Jan Cantor
R & B Real Estate Group