

Penny Doukas, Trustee  
P.O. Box 55  
Etiwanda CA 91739

April 16, 2006

Howard F. Boehm, Broker Owner  
SDPPM  
7343 Ronson Rd., Suite F  
San Diego, CA 92111

Dear Howard,

I want to thank you and commend you for the services you have provided my family over these last few years. When researching for a property manager in the San Diego area I chose your firm because of your in-depth and professional reply. I was not disappointed in my choice.

During the years of property management you handled everything professionally: leaving me without worry or concern. When it came time to sell the property you represented the Trust honestly and effectively.

Again, Howard, I want you to know how very much I appreciate the way you handled all the affairs associated with the Kellogg Street property.

Sincerely,

A handwritten signature in black ink, appearing to read "Penny", with a long, sweeping underline.