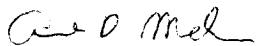


To Whom It May Concern:

This letter is to state that Howard Boehm with San Diego Professional Property Managers has rendered outstanding service over 8 years. He also effectivity negotiated the sale of my San Diego property with all terms and conditions completed satisfactory.

I have no hesitation in recommending Howard Boehm as a competent and reliable man. He is very honest and has high integrity. He promptly returns calls and resolves problems in a very professional manner. Howard has extensive knowledge of all property management issues and laws regarding real estate.

Sincerely,



Andrew Malkus  
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Riverside, CA 92505  
(909) 353 1619