

Duane A. Keathley
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Commercial Retail / Investments

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Date: 6/12/2006**To:** All Interested Parties**From:** Duane A. Keathley
Senior Vice President
CB Richard Ellis**Cc:** Lagomarsino Group, Fred. L. Lagomarsino, et al.
The Beretta Companies, et al.
Arnold T. Cattani, Jr., et al.

For more than 16 years, it has been my privilege to work and be associated with the Lagomarsino Group-Fred L. Lagomarsino, The Beretta Family, and Arnold T. Cattani and their collective companies. Their capability and performance record as investors and developers is among the best in the industry.

Each individual company has an experienced staff including accountants, property managers and legal counsel which allows them to accurately assess a project or an opportunity and expedite the required process. While they have excellent financial institution relationships, they have a substantial capital base which allows them to purchase and develop with cash.

To list a portion of their development and investment portfolio which includes commercial office, retail, industrial and mixed use projects. Examples include:

1. Chevron/Texaco Headquarters – 150,000 square foot development
2. Kern Schools Federal Credit Union Headquarters – 150,000 square feet, plus retail branch development
3. Square D Distribution Facility – 130,000 square foot acquisition
4. The Bakersfield Spectrum – a 110 acre, mixed use development including Hilton and Marriott Hotels, restaurants, auto dealers, and retail

5. Plaza Del Lago Shopping Center – a retail development including Wal-Mart, Ralph's, Home Depot, Walgreens, Panda, Big Five, Kragen, etc.
6. Westchester Plaza – an acquisition of a 100,000 square foot office complex
7. Highland Ranch – an acquisition of a 74,875 square foot office complex
8. Walgreens – net leased investment
9. Lowe's Home Improvement Center – a 20 acre shopping center
10. Kern County Superintendent of Schools – a 65,000 square foot, class A office building development
11. Time Warner – a 50,000 square foot build to suit
12. University One- a 60,000 square foot office complex
13. General Motors Plaza-80,000 square foot office complex
14. Mission Hills Plaza-95,000 square foot medical office complex
15. Fremont Medical Center-125,000 square foot medical complex
16. Del Lago-600 acre master planned community
17. Kern County Superintendent of Schools-72,000 square foot office complex

They have a tremendous amount of experience, are trustworthy, and they are performers. I give them my highest recommendation.

For further information, please call me at 661-633-3816.