



**Cushman & Wakefield of
Colorado , Inc.**
1050 Seventeenth Street, Suite 1400
Denver, CO 80265
303.813.6400
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November 13, 2006

Fred Lagomarsino
Lagomarsino Group
222 N Garden St., Suite 400
Visalia, CA 93291

RE: The Sale of Union Terrace - Lakewood, Colorado

Dear Fred:

It was a pleasure working with you on the Union Terrace transaction in Lakewood, Colorado.

We like deals with 30 day due diligence periods and 5 day closing periods.

Your private capital group has a very institutional flavor. Your team did everything you said they would do from start to finish. Your organization's due diligence process was very smooth and professional, and your legal team's process was not over-bearing. The closing was on an all-cash basis and occurred as planned without any price negotiations.

Overall, we enjoyed the camaraderie and look forward to working with you again.

Sincerely,
CUSHMAN & WAKEFIELD OF COLORADO, INC.
Capital Market Group

A handwritten signature in black ink that reads "Patrick Devereaux". The signature is written in a cursive, flowing style.

Patrick Devereaux
Senior Director