

12596  
Limited  
Partnership



October 9, 2006

Re: Fred Lagomarsino and the Lagomarsino Group

To Whom It May Concern:

In September of 2006 we sold an office building to the Lagomarsino Group. The Lagomarsino group did not renege on any of the terms of the Letter of Intent, was very thorough in their due diligence despite having a 21 day period to complete it, and we closed on schedule at the agreed upon price. It was a very refreshing and enjoyable transaction. They proved themselves to be the sort of people with whom we would consider entering into a joint venture should the opportunity present itself in the future.

Best Regards,  
12596 Limited Partnership, Simcore Properties, Inc as General Partner

Hamid Simantob  
President

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