

November 7, 2003

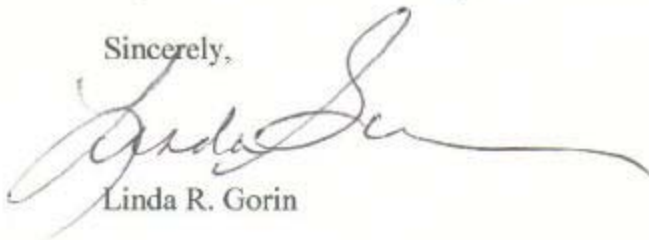
TO WHOM IT MAY CONCERN:

I have used San Diego Professional Property Managers, specifically Mr. Howard Boehm, to manage my rental property since 1994. The management of my rental house has always been conducted in a very professional, efficient, timely, and positive manner by SDPPM.

Mr. Boehm has consistently handled any tenant issues independently, to my great relief, but at the same time he's never failed to communicate with me as to the problem and its solution. I have never experienced any difficulty in contacting him -- he either was in the office or if I left a message he would return my call the same day. The tenant application screening procedures used by SDPPM were very effective and resulted in only one tenant change in my 9 years of being a landlord.

I would highly recommend San Diego Professional Property Managers to anyone who owns rental property. Please feel free to contact me, should you wish to discuss my experience with SDPPM any further.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda R. Gorin", with a long horizontal flourish extending to the right.

Linda R. Gorin