

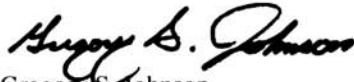
June 29, 2003

Howard Boehm  
San Diego Professional Property Managers  
7343 Ronson Road, Suite F  
San Diego, CA 92111

Dear Howard,

I wanted to send along this letter to extend my sincerest appreciation for your help over the years in managing my property in San Diego. I would wholeheartedly recommend the property management services of SDPPM and the brokerage services of Boehm & Boehm Real Estate. Your reliable, professional, and efficient handling of the day-to-day issues associated with renting, maintaining, and selling this property were invaluable. Indeed, keeping up with this property from my remote location in Texas would not have otherwise been possible. You were always a phone call away and able to resolve unforeseen "plot complications" as soon as they arose. Once again, thank you for the excellent service. Had I the option to do it all over, I would again choose SDPPM and Boehm & Boehm Real Estate!

Warmest Regards,



Gregory S. Johnson