

Ron & Lois Thompson
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RE: Letter of Reference in the Case of San Diego Professional Property Managers (SDPPM)

Lois and I have known Mr. Howard Boehm since October 1995 when we inquired upon a rental property. We were immediately impressed with the professionalism that Mr. Boehm displayed and processes in place to ensure our interests were protected and met as well as those who owned the property. We rented this property for a period of one year, after which we purchased own home.

When I received orders to transfer to Sasebo Japan, we decided to rent our house vice selling. We immediately went to SDPPM and Mr. Boehm because of our outstanding experience we had when we rented from his company and we felt he would more than adequately represent our interests. Mr. Boehm presented us with a professional contract of service, which clearly marked our responsibilities as well as his. This alleviated many of our apprehensions due to the distance there was to be between the property and us.

The more than two years that SDPPM managed our property were remarkable. With over 3000 miles and 10 time zones between us, the property and SDPPM, Mr. Boehm made himself available to us 24 hours a day. He managed the tenants and service contracts flawlessly. He also ensured that our desires regarding the property were met to our expectations. His expertise precluded us from having to be engaged in any routine transactions. This relieved all of our concerns regarding the condition and maintenance of the property.

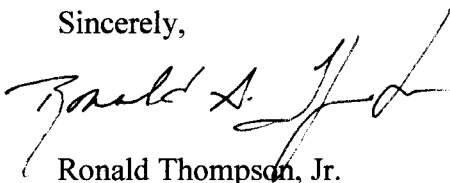
Even in an emergency situation, Mr. Boehm's professionalism and experience enabled us to replace appliances, file insurance claims, repair and restore any damage to the property with minimal involvement.

When we decided to sell our property, Mr. Boehm represented us half way around the world. He provided accurate estimates, represented us fairly and ensured we received fair market value for our property. This representation was based on a trust that was established without question. Mr. Boehm and the SDPPM Company's integrity, professionalism and ethics are without reproach. This is the most honest and upfront company I have had the pleasure with which to conduct business.

Reflecting back on all the situations that we utilized the services of Mr. Boehm and SDPPM, we were and still are completely satisfied with all of the services provided. I most strongly recommend Mr. Boehm's representation for any type of Real Estate transaction.

Please feel free to contact me at the above email address should you have any questions or desire any additional information.

Sincerely,



Ronald Thompson, Jr.



Lois E. Thompson