



December 14, 2008

Mr. David J. Zeve
David J. Zeve Associates, Inc.
1821 Port Barmouth Pl.
Newport Beach, CA 92660

Re: Recommendation of David Zeve's Services

Dear David:

I greatly appreciate your effort again, on another successful completion on a commercial space project you've done for me as my real estate representative. I would like to highly recommend your real estate representation services to any buyer or tenant looking to make the most informed decision about commercial space. You have done an excellent job helping me assemble property in Los Angeles and in the prior projects too. Which included additional lots purchased adjacent to this site we just purchased and a new flex space I leased in Temecula. Your efforts have consistently given me the best market information for my needs and you have created the most negotiating leverage to get the best terms in each transaction. You have done a fantastic job helping me achieve my goals and in the process, saving a lot of my time and money!

For anyone who is thinking of using David's tenant and buyer representation services, you will be very satisfied with his process and results he can achieve. His experience in the business helps create opportunities when it seems there were none, and the strategic planning and implementation of his tools, gave me an excellent amount of information that enabled me to make my best and most educated decision. He is extremely versatile, entrepreneurial. In utilizing his experience as a business owner, he utilized a variety of methodology, both conventional and unconventional, to work through issues in the process to achieve my goals. He handled the entire transaction as he was spending his own money to buy or lease the property, and he is solely responsible for the successful completion of each project, as he gave me the tools and information to make effective decisions.

He is well organized, diligent in his scheduling, and meticulous in his analyses and negotiations. His process is customized to each project. I especially enjoyed using an exclusive tenant and buyer representative. In the past I had used companies that represented both landlords/sellers and tenants/buyers. With David, our position was never compromised and I always felt he didn't have to worry about his relationship with the landlord or seller since he never pursued business with them, nor did anyone in his company pursue them. Since I've had numerous successfully projects with David, I'm going to use him on my future real estate projects and try to refer him business whenever I can.

If you have any other questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'DK', followed by a large, stylized circular flourish.

Doug Kunnel
President