

December 12, 2007

RE: Mr. Kevin Sands
FM1
5519 E. Hedges
Fresno, CA 93727

To Whom It May Concern:

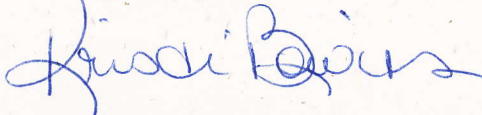
I have worked with FM1 for almost 2 years. During the time I worked with FM1, I found their work skills to be exemplary. FM1 has excellent skills in interacting with both tenants and vendors. They never failed to meet my expectations in regards to being responsive, helpful and friendly. I know I can always count on FM1 whenever and wherever help and expertise is needed.

FM1 is dependable, efficient and diplomatic. They have a unique ability to schedule multiple vendors for large projects, overseeing the job through final construction.

FM1 has a vast knowledge about the fire, HVAC systems and overall construction. FM1 is willing to answer emergency calls before, during and after business hours, which ultimately led to a cost savings to my properties. More importantly, it was a comfort to ownership knowing FM1 was part of our team. FM1 has an eye for detail that makes them an asset to any portfolio.

I truly look forward to may more years working with FM1.

Very truly yours,



Kristi Bowins
Asset Property Manager