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May 12, 2008

Robert Neal  
Hager Pacific Properties  
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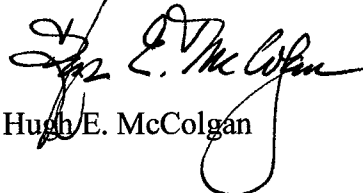
Dear Rob,

I thought it appropriate to express my appreciation for the manner in which you and members of your staff handled the recent purchase of the Stimson Avenue property from our client Herring Investments, LLC.

While we ran into what could have been some rather sticky issues during the course of the sale, these were each quickly resolved because of the prompt, direct and practical manner in which you and members of your staff responded.

You folks are a "class act" and I hope we have the opportunity to do business with one another again.

Yours very truly,



Hugh E. McColgan

HEM:cbd