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To Whom It May Concern:

Blue Vista Capital Management, LLC is a real estate investment management firm which invests in properties throughout the United States. Our activities are funded by some of the largest institutional investors in the world. We have had the distinct pleasure of completing a very large and complex transaction with the folks at Hager Pacific. We found the principals of the firm to be highly ethical and men of their word. I would have no hesitation in selling to them or buying an asset from them. We did our due diligence on them prior to agreeing to sell them our property and all that we found out was borne true by their performance.

Best regards,

Peter Stellan
Managing Principal

PS/lp