

CONCIERGE
ASSET MANAGEMENT

March 8, 2005

Dear Real Estate Professional:

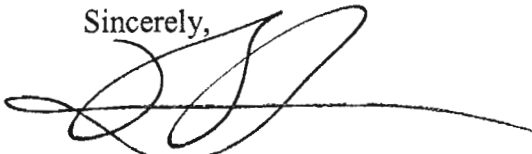
I am pleased to provide a reference for Gary L. Christensen, as I have been associated with him for almost 20 years. Gary joined the Drever organization as Vice President of Asset Management. His responsibilities included overseeing the strategic positioning of our commercial portfolio, which consisted of office buildings, shopping centers, industrial parks, and a unique variety of assets, including a historical ferry boat. Gary also assisted in forming and overseeing our residential management arm. Gary's knowledge and straight forward manner kept the properties, even in difficult markets consistently positive. His professionalism and ability to work with people was a tremendous advantage to our organization. As we diversified our holdings, Gary formed Pacific Equity Partners where he has continued to provide management services to our commercial property portfolio.

Gary's genuine, outgoing nature and people skills have been a major asset to our company and investments. He has visited personally with each of our many tenants on a regular basis and developed an excellent repore with them. This has resulted in his ability to renew tenants at above-market rates, even in the most challenging markets. He has overseen the leasing efforts of our properties and was able to motivate the third party leasing and management agents to perform at their best.

He has always kept the ownerships best interest in mind. Our common goal has been to increase the value of the property through maximizing the income, while observing financial prudence, and he has always exceeded my expectations. He has an objective eye and is able to critically analyze expenses and reduce "invisible" operating costs, (such as real estate taxes and insurance), while maintaining excellent tenant services and retention. I've appreciated his attention to details, from strategically positioning the property, thus increasing its value to strategically positioning of flower beds and landscaping details.

As we continue to close out and sell our portfolio, I hope to continue our relationship through new projects and would highly recommend Gary and his team to any firm looking for proven experience in handling their real estate investments.

Sincerely,



Maxwell Bruce Drever

