

SARES·REGIS Group

LOS ANGELES/VENTURA REGION

January 5, 1994

Mr. Bruce Parton
HP Associates
29800 Agoura Road
Suite 220
Agoura Hills, California 91301

Dear Bruce:

Thank you very much for the excellent construction job your firm did for my tenant, Emergency Road Service. This job was a special challenge, since the tenant had to remain in the suite and continue doing business during all the construction. You were able to keep the tenant content and also get the work done in a professional manner.

As you know, we have an aggressive leasing program and expect to do quite a number of Tenant Improvement jobs in 1994. I look forward to asking you to bid on the jobs as they become available. I also look forward to your firm being awarded a number of the contracts since your prices have consistently been very competitive.

I would be happy to recommend HP Associates for any construction job. If you have any prospective clients who want to talk to a satisfied customer, please feel free to ask them to give me a call.

Sincerely,


Karen H. Seely
Asset Manager