

Santa Monica, Ca 90405

January 9, 2014

Mr. and Mrs. Carl Lambert
2 Breeze Ave., Ste 101
Venice, Ca 90291

Re: 1045 3rd Street, Santa Monica

Dear Carl and Francyne,

When I called you last May to tell you I was thinking of selling my 32-unit apartment building I had no idea that you would have a buyer for me. at my price within days.

As we discussed I had very definite ideas on what I wanted in the transaction, since I would be exchanging my interest. You wrote the purchase contract very efficiently and with all my requirements.

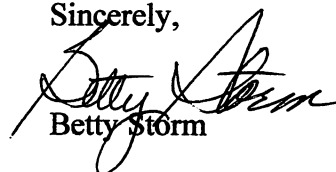
Since I was immediately embroiled in the search for triple net properties, it was wonderful to have you take my bills and leases for coping, rather than expecting me to do it.

I also appreciated that you did the leg work in proving to the buyer that a code section he believed pertained to the property when in fact it did not pertain to my apartment building.

Having been on the escrow end for some 40 years, I feel comfortable in telling you that the service you performed on my little transaction was outstanding and you made it painless for me.

I can't thank you enough for helping to make my transition from apartment tenants to triple "A" properties.

Sincerely,



Betty Storm

bls

Dear Mr. and Mrs. [Name]

January 9, 1914

My dear Mr. and Mrs. [Name]
1200 [Address]
[City, State]

Ref: 10-13-13, [Address]

Dear Mr. and Mrs. [Name]

When I called you last week to tell you I was thinking of selling my 12-unit apartment building I had no idea that you would have a better idea of my time within the year.

As you are well, and very happy to see me, I wanted to let you know that I would be very happy to see you. You know the business is not very efficient and with all my improvements.

Since I was immediately called in the middle of the night and I was not able to go to bed, I was very tired and I was not able to go to bed. I was very tired and I was not able to go to bed.

I also appreciated that you did not let me go away to the other side of the building. I also appreciated that you did not let me go away to the other side of the building.

Having been on the way and for some time, I feel comfortable in it. I feel comfortable in it. I feel comfortable in it. I feel comfortable in it. I feel comfortable in it.

I can't thank you enough for being so kind to me. I can't thank you enough for being so kind to me. I can't thank you enough for being so kind to me. I can't thank you enough for being so kind to me.

Sincerely,

John [Name]