



July 26, 2016

Francyne Shapiro-Lambert  
Carl Lambert  
Lambert Investments, Inc.  
2 Breeze Avenue, Suite 101  
Venice, CA 90291

Dear Francyne and Carl,

Thank you for the opportunity to purchase the 15 unit building at 2700 Abbot Kinney Blvd. in Venice, California. I'm appreciative to be selected as the Buyer of this wonderful property and I'm grateful for your long term relationships with the Seller and real estate agent who represented the Seller.

You both provided during this escrow exceptional knowledge, expertise and hard work that demonstrates degrees of professionalism rarely found in all of my real estate experiences.

It was a pleasure working with you both during this escrow and over the many years and I look forward to continuing our joint work for many years to come.

Best regards,

A handwritten signature in black ink that reads "Jeffrey D. Nemoy". The signature is stylized and cursive.

Jeffrey D. Nemoy

Jeffrey D. Nemoy  
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