

February 15, 2017

Lambert Investments, Inc.  
Attn: Carl & Francyne Lambert  
2 Breeze Avenue, Suite 101  
Venice, CA 90291

RE: Property Management Referral

Dear Carl & Francyne,

I want to thank you and your CFO, Robert Browning for all your efforts managing my 48 units in Santa Monica for the past several years. I appreciate your attention to detail and professionalism you extended to me and my property, your management expertise was exemplary.

Robert did a stellar job with unit turn overs, maintenance, ridding the property of unsavory tenants and increasing the overall annual revenue year over year while making the property safer for the community and tenants.

I highly recommend Lambert Investments, Inc. to any property owners that seek a high level of service for their apartment building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Engel', with a long horizontal flourish extending to the right.

Steve Engel  
PO Box 706  
Pacific Palisades, CA 90272