



Photon Research Associates, Inc.

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March 21, 2002

San Diego Commercial Real Estate Services
1565 Hotel Circle South, Suite 390
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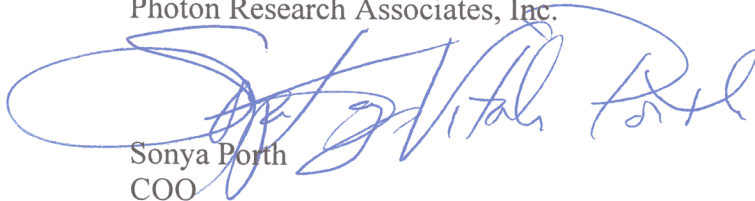
To Whom It May Concern:

It has been a pleasure having San Diego Commercial Real Estate Services as our property manager. As a Triple Net Tenant, we recognize that all maintenance and/or repair issues are our responsibility. However, your management team has proven their ability to coordinate and act on our behalf along with your ability and precision in forecasting the Common Area Maintenance cost has been excellent.

It is a pleasure for me to endorse and applaud their services in the property management business to any client who may be considering this company.

Sincerely,

Photon Research Associates, Inc.



Sonya Porth
COO

