

KILPATRICK & COMPANY

Investment Real Estate Brokerage

June 16, 2009

Mr. James Kilpatrick
Kilpatrick & Co.
3645 Grand Avenue, Suite 303
Oakland, CA 94610

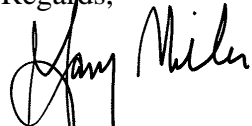
We would like to compliment Kilpatrick & Co., and in particular Zach Evanish, on the way they handled the marketing and ultimately the sale of our property.

Initially, Zach provided us with a professional, and very complete, marketing package. Our property remained listed for some time but this was due to the market, not to any lack of effort on Zach's part. His efforts remained strong and thorough. He provided progress reports and suggestions if changes and or repairs should be made.

We were not particularly motivated to sell our property, yet this did not lessen Zach's diligent efforts. Once the offer was presented from the buyer, he successfully moved it along, meeting all deadlines, and following through with answers to our many questions – even while he was on vacation! We know the closing process was made easy because of his efforts and the efforts of the folks at First American Title.

In short – if we had additional property to sell, or were in the market to purchase, we would have no hesitation in contracting again with Zach Evanish and Kilpatrick Co.

Regards,



Gary Miller
3191 Walnut Boulevard
Walnut Creek, CA 94596



Margaret Miller