

November 15, 2003

theDewberryfirm
c/o Bob Dewberry
3300 Irvine Avenue, Suite 250
Newport Beach, California 92660

RE: Letter of Recommendation

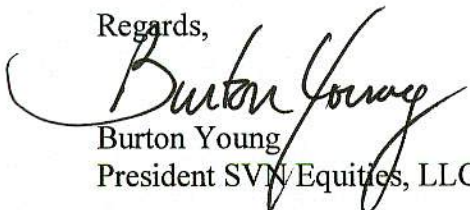
To Whom It May Concern,

It is my pleasure, and with absolute confidence that I write this letter of recommendation on Bob's behalf. With more than twenty-five deals completed, totaling in excess of \$100,000,000 it is Bob Dewberry who is still my first call when seeking legal council on any real estate related transaction or advice. Now more of a personal friend than legal advisor, Bob has stood by and performed in situations that have demonstrated his commitment and dedication to SVN Equities. Bob has gone so far as to sacrifice his Christmas Eve and vacation to Maui in order to meet escrow closing deadlines.

Not only is Bob's work-ethic commendable, but his hourly rate is competitively priced. More importantly, Bob's billing statements are scrupulously maintained, and easy to comprehend.

Several years back, Bob approached me to discuss the opportunity to go to the "next level" and independently create his own firm. We first encouraged Bob to come in-house, as we at that point could justify a full time attorney. To our dismay, the timing was not right and Bob chose to create theDewberryfirm, which has become as successful as we anticipated.

Regards,


Burton Young
President SVN Equities, LLC

Asset Management Division

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