



December 16, 2008

Mr. David J. Zeve
David J. Zeve Associates, Inc.
1821 Port Barmouth Pl.
Newport Beach, CA 92660

Re: Recommendation of Zeve Associates

To Whom It May Concern:

I would like to highly recommend the services of David Zeve, whom represented our company on our most recent lease renewal in 3333 Michelson, Irvine, CA. His efforts to provide us with the most negotiating leverage far exceeded our expectations, resulting in renewal terms that reduced our occupancy expenses by more than 21% over our prior year's expense.

David was very thorough in identifying and detailing all of our occupancy expenses in his financial analyses, which made the comparison easily understood since he was consistent in comparing the different proposals on an "apples to apples" basis. These were continually updated as we proceeded with negotiations and helped to make the choice very explicit. He was tenacious in leveraging our position and extremely professional and service oriented in his approach. He was also highly involved in all phases of the transaction, without any bias other than to get us the best terms and conditions, which he did.

Please feel free to contact me if you have any questions regarding our experience with Zeve Associates. We plan to use him on our next project.

Sincerely,

A handwritten signature in black ink that reads "B. Fogel".

Baruch Fogel
Managing Partner