

**Brokers Building, a California General Partnership
C/O Real Property Partners, Inc.
5737 Kanan Road, #553
Agoura Hills, CA 91301
(818) 991-2717**

August 1, 2017

To Whom It May Concern:

Our partnership has owned, and recently sold, the 128 year old historic Brokers Building at 402 Market Street, San Diego, CA. For the last 25 years property management services have been provided by James Hughes, Haley and Danny Jones, and Good Steward Management, Inc.

Managing an historic building in the Gas Lamp District in San Diego is not easy. It takes a rather unique skill set to work with the City, Gas Lamp District and the San Diego Historical Society. James, Haley and Danny have all the skills and knowledge required to successfully navigate each of these entities.

The concept of renting out the top two floors as work space for artists and creative people has been very successful. James, Haley and Danny have been instrumental in finding and negotiating leases with the commercial tenants, assisting them with their tenant improvements, permitting and code compliance.

Good Steward Management has provided efficient and cost effective maintenance and coordinated major repairs and remodeling projects such as roof replacements, exterior painting, seismic retrofitting, building out art studios, and window replacements. Their accounting and reporting systems have been timely and accurate. They have timely prepared all the information needed for the partners' tax returns.

We have enjoyed continuous cash flow every year while the property value has climbed sharply. We want to acknowledge Good Steward Management, Inc. for their professional, capable and pleasant relationship.

I would say that we have been completely satisfied as a client.

Sincerely,

Brokers Building, a California general partnership

Bruce Stein