



Sudberry Properties, Inc.

March 5, 2002

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Re: **MICHAEL P. ORLANDO**

To Whom It May Concern:

It is with great pleasure that I write this Letter of Recommendation for Mike Orlando.

My professional relationship with Mike began when he joined Sudberry Properties in 1989, and continued until he left the Company in 1995 to manage his family's business. I saw him mature into a dedicated, hardworking and honest professional; someone I was proud to have working at Sudberry Properties.

In addition, to being responsible for the development of two neighborhood shopping centers in Las Vegas, Mike has worked on the development of Rio Vista Station (a 260,000 SF power center) which today is still 100% leased and one of the premier retail developments in Mission Valley. Since forming **The Orlando Company**, Mike has partnered with Sudberry Properties in the development of an Albertson's shopping center in La Mesa, and also, the redevelopment of commercial property in the North County community of Solana Beach.

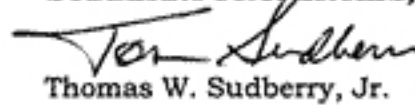
I have no reservations whatsoever in recommending Mike to anyone seeking his services, as I am confident that Mike will perform with the same integrity and quality of service as I've experienced from him with the properties we have developed and managed together.

I have the utmost respect for Mike. In all aspects of his life, he is a great role model and an outstanding citizen. I would welcome the opportunity to discuss Mike's many attributes with you.

Should you have any questions, please don't hesitate to contact me at (858) 546-3000 ext. 500.

Best regards,

SUDBERRY PROPERTIES, INC.


Thomas W. Sudberry, Jr.
President

TWS:mpa
cc: Mike P. Orlando