



H A R K I N S O N
I N V E S T M E N T
C O R P O R A T I O N

June 24, 2008

Mr. Burton Young
President
SVN Equities, LLC
18831 Von Karman Ave.
Suite 200
Irvine, CA 92707

Re: Acquisition of the Harkinson Commercial Real Estate Portfolio
Dallas, Texas

Dear Burton,

I would like to take this opportunity to personally thank you and your investment team, with special appreciation to Steve Morrison, your Director of Acquisitions, for your diligent efforts in completing the acquisition of my twelve-property portfolio of office and office/flex properties in the Dallas-Fort Worth area. With about four months of hindsight since the last of the properties closed, I can now view the transaction with greater insight and perspective.

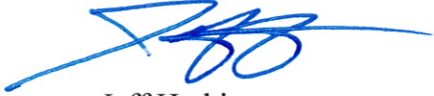
Even though the timing for completion of the purchase/sale of a 770,000 SF portfolio with an average occupancy rate of 65% could not have been worse, occurring in the midst of the sub-prime lending/ financial institution crisis in mid-late, 2007, you and your team found a way to navigate through the minefield and get the transaction closed. Although it took about a year to get this complex transaction completed, I was impressed with your personal tenacity in working the deal to completion even when your original lenders and capital partners backed out of the original deal. Throughout the difficulties, you maintained your customary positive attitude, good nature, humility and professionalism.

As you know, our deal had multiple obstacles and nuances to overcome, among which were numerous individual loans requiring defeasance, other loans requiring loan assumptions (all of the loans with multiple lenders and loan servicers), the need to obtain new loans and lenders, and working with twelve different selling entities (including two different general partners) requiring individualized selling prices, to name just a few of the issues. In my 35 years in the commercial real estate industry, I can truthfully say that

you are among only a small handful of companies and individuals nationwide who could have performed and completed their commitment in such an environment.

An added bonus from the transaction is that not only have you and I become good professional and personal friends, but our respective key staff members have developed a close working relationship with one another. We look forward to many more years of doing business with you and SVN Equities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JHarkinson', with a long horizontal flourish extending to the left.

Jeff Harkinson
President