



Mark J. Forbes | Executive Vice President
and Division Manager
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PRG
5933 W. Century Blvd., Suite 614
Los Angeles, CA 90045

To Whom It May Concern,

City National Bank is pleased to have a long standing relationship with PRG, one of the most disciplined investors in the industry. The strong associations they have built with the important industries in Southern California, including entertainment and technology, often lead to unique real estate opportunities. Based on our experience, the principals of PRG exhibit extraordinary integrity and high operational standards. Simply put, they deliver as promised.

Sincerely,

A handwritten signature in blue ink that reads "Mark J. Forbes". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mark J. Forbes

MJF:sce