

July 23, 2007

To Whom it may concern:



RE: Office Building Sale, 2601 10th Avenue North, Lake Worth, Florida

WaMu is pleased to confirm the sale of the subject property to BH Properties. We enjoyed working with the BH acquisition team which performed quickly and professionally. This wasn't our first good experience with BH as they are also our landlord at another location in Florida where we enjoy a good working relationship.

WaMu has worked with many large institutional buyers and sellers throughout the country. It is imperative that we thoroughly scrutinize our transactional counterparts to select those that can perform. We are pleased to report that BH Properties belongs in the "performer" category.

BH paid all cash for our asset and the sale closing was relatively smooth and trouble-free. During escrow, BH sought to resolve any issues in a professional manner with reasonable negotiations.

Our experience with BH Properties continues to be positive. We consider them a strong and capable buyer and look forward to our next transaction with them.

Sincerely,

WASHINGTON MUTUAL BANK
Corporate Property Services

A handwritten signature in blue ink that reads "Stephen L. Salyer".

Stephen L. Salyer
Manager, National Real Estate Disposition Strategy

SLS/mh

