

*The  
Rockefeller  
Group*

Rod Johnson & John Buckel

**CAPITAL PARTNERS DEVELOPMENT CO.**

2890 Kilgore Road, Suite 115

Rancho Cordova, CA 95670

***RE: Capital Partners' Government Project Experience***

Dear Rod & John:

We appreciate your efforts as part of our team to secure the 84,000 SF VA outpatient clinic build-to-suit lease in our Seagate Commerce Center business park in Oceanside, CA and the work you've done to oversee the development of the project over the past 18 months. This was a strategic win for our investment strategy in this business park and it will be a great complement to the other buildings we own there.

Rockefeller Group Development Company has developed millions of square feet of very high profile projects over the past decades including Rockefeller Center in New York City, Embarcadero Center in San Francisco, CA and numerous others. While not an insignificant project, it might seem strange that we would need any assistance with the development of an 84,000 SF medical office building. However, we recognize that leases in the public sector are a challenge. This VA lease was critical as an early win for the Seagate project so knowing your long-term experience with government projects both as developers and consultants, I wanted you on our team. Your insight into and understanding of the bidding and negotiation process was key in our success.

We look forward to working with you as a key member of our team on other public-sector projects. You are welcome to use Rockefeller Group as a reference for your capabilities. I would also be happy to talk with anyone considering using your services to help them secure a government project. Feel free to have them call me.

Best regards,



Thomas E. McCormick III, SIOR

Senior Vice President