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Mr. Scott Robinson
Robinson Real Estate
1720 Shattuck Ave
Berkeley, CA 94709

August 20, 2015

Dear Scott,

I wanted to send you a letter of thanks for all your efforts which lead to the revitalization of our family property in Emeryville. This letter is also intended as a recommendation letter.

Over the years our 80,000 sq. ft. complex, that sits between 63rd and 64th and Hollis and Doyle Street, slowly became out of date with a lot of deferred maintenance. Our rents had slipped overtime well below average market rate because of the condition of the property. As of October 2013 we had almost 52,000 sq. feet vacant.

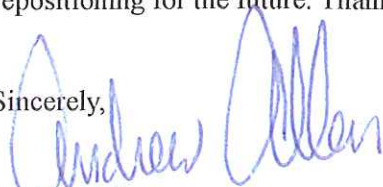
It was at the end of 2013 when you showed me what you had done to upgrade and reposition your family property of 30,000 sq. ft. on lower Hollis near 45th Street by seismically upgrading the property, repositioning the zoning and use, cutting the property up into smaller industrial units and redoing parking and landscaping areas. Thus, attracting high quality tenants that fit the future of Emeryville.

When we agreed to work with you, you immediately got us a redevelopment team of architects, engineers, and contractors etc. to start our revitalization process. And during the whole time, while we were repositioning the property you were out advertising, promoting and showing the property to high quality tenants.

Thanks to your tireless efforts and ability to close transactions we ended up with great quality tenants such as: a coffee roasting company off the east coast, a lighting and video company for the theater production industry, a bedding company out of New York, a prepackaged meat and deli company using the site for distribution and even a decal and logo maker for high tech industries in the Silicon Valley. As a result of this diverse set of tenants, we were not only able to add to the stability of the complex but also more than double our rents.

In closing, the greatest thing you did was to convince us not to sell or trade our property but showed us that we had a well located property and a great asset that just needed a face lift and repositioning for the future. Thanks again.

Sincerely,



Andrew Allen