

September 16, 2014

**VIA FED EX**

ECP Assetcare  
Patrick Millay  
4455 Murphy Canyon Road, Suite 200  
San Diego, CA 92123  
T 619.442.9200

RE: Palomar Place – Property Management and Sale Support

Dear Pat,

I thought it important to write in order to convey my appreciation for all that your firm has done in support of my company in the budget-setting, start-up, management/operation, and ultimate sale of our Palomar Place Neighborhood Retail Center development.

Specific thanks go to Michelle Scarantino, her experience; responsiveness and pro-active management of the asset have contributed to its initial and sustained value. All nine of the center's tenants have provided similar positive feedback regarding Michelle, and also go further to note that she is a great person, to which I wholly agree.

Thanks also to Jessica Massa. She was tenacious in her pursuit of all documentation on our behalf necessary to close our sale transaction.

Both Michelle and Jessica are assets to your firm, and all current and future clients.

Lastly, Pat, your leadership of the engagement should not go unmentioned. Thank you.

Sincerely,



Nick Foussianes, President  
Mission Equities Real Estate, Inc.  
Co-managing Member of MERI Palomar Place, LLC

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**MISSION EQUITIES**  
REAL ESTATE, INC.