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March 10, 2014

Mr. Jason Schirn  
Chief Investment Officer/Principal  
**Hager Pacific Properties**  
4419 Van Nuys Blvd., Suite 203  
Sherman Oaks, CA 91403

Dear Jason,

The purpose of this letter is to express to you our company's gratitude in how you and your company conducted themselves in the purchase of our two industrial properties this year.

As you are aware, both of these properties in Los Angeles and Long Beach had significant issues for Lehigh Hanson as we prepared to dispose of these assets. However, I was exceedingly impressed with the professionalism that you demonstrated as we addressed each contingency and fairly negotiated a "Win-Win" settlement. This ultimately resulted in the acquisition of those properties by Hager Pacific Properties and the opportunity for our company to monetize this real estate.

I look forward to the opportunity to engage in future property sales with you and your firm and I would enthusiastically recommend HPP to any future landowner contemplating doing business with you.

Very truly yours,



John Paul Bruno

Vice President

Real Estate

Region West