

Celine Santiago  
Designated Eight Enterprises, LLC  
508 Second Street  
Davis, CA 95616

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To whom it may concern:

I am a Member of Designated Eight Enterprises, LLC, the owner of Regency Square, 508 Second Street in Davis, California. Regency Square has approximately 20,000 leasable square feet of space and is a twenty year old two story Class A office building with an underground parking garage.

Davis Property Management began managing Regency Square in January 2002. John Batchelder became the manager of Davis Property Management in August 2002. While John was managing Regency Square from August 2002 until December 2007, the net income of the property increased significantly. This was largely due to John's efforts in negotiating market rents as new tenants moved into the building and as existing leases were extended.

John was very pro-active in coordinating maintenance of Regency Square. The property continually looked clean and presentable. John also supervised the construction of several major tenant improvements on behalf of Designated Eight Enterprises, LLC. The improvements were completed in a timely manner and with little impact on the surrounding tenants. While managing Regency Square, the vacancy rate was minimal because of John's successful leasing efforts.

On behalf of myself and the other Members of Designated Eight Enterprises, LLC, I would highly recommend John Batchelder to a prospective employer. John performed his property and construction management responsibilities professionally and with genuine enthusiasm. He provides the highest level of service to his clients.

If you would like to further discuss my experiences with John Batchelder while he was working at Davis Property Management please feel free to contact me at your convenience.

Sincerely,



Celine Santiago  
Designated Eight Enterprises LLC, member  
253.735.3686