

Mark Schwenne
Freddy Fast Pants Inc
221 G Street, Davis, CA
MarkNS249@aol.com

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To Whom It May Concern:

John Batchelder managed a 9,800 sq ft two story commercial property for me from 2002 until late 2007. The property was built in 1917 and is located in Davis, CA.

Early in John's tenure at Davis Property Management, the restaurant tenant at 221 G Street (2K Thai Food) required a kitchen and dining area renovation that John successfully managed for me. Concurrent with the renovation of the restaurant tenant improvements, John managed the complete replacement of the first floor waste plumbing and the sewer main that services the building. After the replacement of the sewer main, the parking lot required repaving and seal coating.

In 2003 John negotiated a new long term lease with the restaurant owner (2K Thai Food) that substantially increased the gross rent income from the restaurant tenant. In 2005 John negotiated a new long term lease with a 4,000 sq ft retail tenant (Ground Zero) that also substantially increased the gross income for the property. At the time John was managing the property there were seldom any vacancies in the building.

While John Batchelder was managing the building for me I found that he was readily available when I needed to communicate with him. He kept me continually updated during the major repair and renovation projects with memos, email messages, print photos and digital photos.

From the outset I was extremely pleased with the quality of the property management services provided to me by John Batchelder. I always found John to be responsive to requests for information or requests for some type of management service. I would unreservedly recommend John Batchelder to someone who is looking for an experienced and knowledgeable construction management or property management professional.

If you have any questions or would like further information regarding my experiences with John Batchelder please contact me at your convenience.

Sincerely,
Freddy Fast Pants Inc.



Mark Schwenne
President