



January 23, 1996

Porcelain and Fiberglass Maintenance  
10650-A Magnolia Blvd  
North Hollywood, CA 91601

To Whom It May Concern,

This is to state that LB Property Management has used Porcelain and Fiberglass Maintenance's services on many of our apartment properties to repair and refinish porcelain tubs, fiberglass tubs, kitchen and bath sinks, and kitchen and bathroom counter tops. We have retained them as our repair and refinishing agent since 1985 and have been very pleased with the quality of work they have done for us.

Porcelain and Fiberglass Maintenance has constantly maintained an extremely professional demeanor with the managers at the various properties and with the main office. They have always been able to provide their services promptly and efficiently and we have encountered no problems with their technicians. They have maintained a high standard of business principals an we do not hesitate in recommending them. We are pleased that they are such a competent vendor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Wolter', is written over a horizontal line.

Mark Wolter  
A/P Supervisor  
LB Property Management