

7/17/2008

Stewart Title
1900 McCarthy Blvd. # 112
Milpitas, CA 95035

Re: Seller, 1350 Escondido Coastal LLC, a limited liability company
Buyer: Greenspan
1350 N. Escondido Blvd. Unit # 13

Dear Donna,

Please find enclosed the following documentation:

1. Two originals of the Addendum to Purchase Agreement ("Addendum"), each of which has been signed by Seller.

I am delivering to you the aforementioned documents to be handled in strict conformance with the escrow instructions provided for herein, as follows:

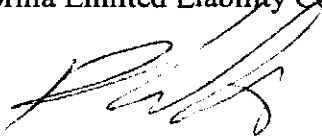
1. You are to obtain the original signatures of Buyer and Buyer's lender on both copies of the Addendum that I am delivering to you at this time. One fully executed original will then be distributed to Seller and Buyer, respectively, once you are in a position to close this Escrow pursuant to the other instructions you have received, as amended hereby.
2. Please provide one copy of the Addendum to Buyer's lender.
3. Please disclose the disbursements reflected on the attached on both the Seller and Buyer's closing statements.

If you have any questions regarding this letter of instructions, please feel free to call me immediately before taking any further action.

Thank you for your assistance in this matter.

Very truly yours,

1350 Escondido Coastal, LLC,
A California Limited Liability Company

A handwritten signature in black ink, appearing to read "Ralph Giannella". The signature is written in a cursive style with a large, stylized initial "R".

Ralph Giannella

RG/___
Encls.