

*Diversified Financial Services, LLC*

250 N. Golden Cir Dr. #114

Santa Ana, CA 92705

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December 22, 2001

Daniel J. Scinto  
Orange County Associates, Inc.  
The Georgetown Building, L.P  
250 North Golden Cir Dr. #115  
Santa Ana, CA 92705

Dear Daniel,

I have decided to retire and sell my business to one of my associates. The sale includes my client base and my furniture and books. Therefore we regret to inform you that we will not be renewing our Lease.


Due to the tax season my associate would like to move as soon as possible and feels that he can complete the move in one day. I wanted to check with you to make sure that this move will not cause you any problem with your construction project. I will be here during the move to make sure the premisis are not damaged during the move.

That being said, I want you to know how much I enjoyed being one of your tenants and I will never forget how fair you have been to me.

Without question, in all my 40 years of running businesses and dealing with landlords you have been without a doubt the best to deal with. You were always there for any problems we may have had and were always willing to work with us. Also, I wanted to tell you how startled I was when we came to renew our Lease and you did not increase it to market value. By the way, I think renewing your Tenant's Lease at less than market so they stay and are happy is a good strategy. It gives you a strategic advantage by having loyal tenants who wont be looking for other places at the drop of a hat. Furthermore, I would like to tell you how difficult it is for us to make this decision to leave the Georgetown Building. It is clearly the nicest office building I have ever been in. It was fantastic before the refurbishment. Now the place looks like a museum piece. The building was perfect for us. We really hate to leave.

Once again, thank you for all you have done for my company. It's been greatly appreciated.

Sincerely,

  
Roger L. Edmonds  
C.F.P.