

December 24, 2004

Crazy,
You'll be opening this card after you
return from Key West. Welcome back!
Sorry I couldn't get it out sooner, but you
know, ... the press of business and all...

I just wanted to say thanks for everything.
I really enjoy the work that you bring me.
More than that, I really enjoy working with
you. You are truly a joy. Your personality
rocks. Your business sense rocks even
more. I have the utmost respect for both
you and Jeff. If over the course of my life,
I am able to keep myself surrounded by
people like you, I'll be a very lucky man.

Thanks again, and here's to
a kickass 2005!

Peter
↳

2004

VANGUARD PROPERTIES, INC.
975 Johnson Ferry Road
Suite 450
Atlanta, Georgia 30342
404-495-9577 Fax: 404-495-9578

W. HARRISON MERRILL
PRESIDENT

June 6, 2002

To Whom It May Concern:

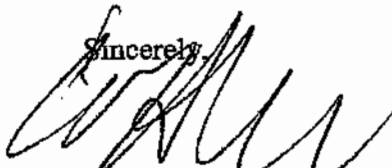
Please be advised that Gary Greenberg of Great Western Finance, Inc. has arranged and closed a \$29 million land loan for us and our affiliates. In addition, Gary has arranged another \$19 million land loan from a different lending group for different collateral. The second land loan by Gary was arranged in an amazingly short period of time. We have found Gary to be very intelligent, thorough, tenacious, and creative. He has been responsive to our needs, and has been instrumental in the process of pushing through the Loan Commitment to closing. In addition, Gary is a very hard-working individual who is always accessible during the loan process.

We would recommend Gary very strongly as a person of high ethical standards who can do what he says he will do, and has been very direct and forthright in conducting business with us. We appreciate Gary very much, and we would recommend him to anyone seeking a loan requiring a quick closing.

If you have any questions, please feel free to call me personally about Gary.

With warmest personal regards.

Sincerely,



W. Harrison Merrill



SKY RIM DEVELOPMENT LLC
7120 E. ORCHARD ROAD, SUITE 300
ENGLEWOOD, CO 80111
303-932-9929
303-932-0735 - FAX

To Whom It May Concern:

Gary Greenberg of Great Western Finance, Inc. has arranged three land loans for us. Gary zeroed in on our specific needs, and then produced commitments in the aggregate amount of \$10.8 million. "Gary is very thorough, quick, hard working, direct and ethical. He is willing to go the extra mile for his clients. Based upon my experience working with Gary Greenberg, I highly recommend him to any company seeking financing

Sincerely,

SKY RIM DEVELOPMENT LLC

A handwritten signature in black ink, appearing to read "David L. Gertz". The signature is fluid and cursive, with a long horizontal stroke at the end.

David L. Gertz
Manager



www.passco.net

96 Corporate Park
Suite 200
Irvine, CA 92606

949-442-1000 tel
949-442-2460 fax
877-4-PASSCO toll free

June 22, 2004

Gary Greenberg
Great Western Finance, Inc.
1420 S. Filbert Way
Denver, CO 80222

RE: Kauai Village Shopping Center, Kapaa, Kauai, Hawaii.

Dear Gary:

Passco would like to thank you for advising us on our acquisition of the Kauai Village Shopping Center.

Your people and negotiating skills together with your acumen and, undying patience and persistence was a cornerstone to closing this \$27.9 million asset.

We appreciate that you are a person of high ethical standards who does what you say you will do, and has been very direct and forthright in conducting business with us. We appreciate all that you have done for us, and we would recommend you to anyone.

Sincerely,

Sterling McGregor

Paul Mittmann

ROY ALLENSTEIN
19739 Henshaw Street
Woodland Hills, California 91364
Phone: 818-347-4494
Fax: 818-999-1527

May 5, 2003

Gary Greenberg
Great Western Finance, Inc.
1420 South Filbert Way
Denver, Colorado 80222

Gary Greenberg, of Great Western Finance, Inc. has arranged and closed two land loans totaling \$4.6 million for us. Gary's tenacity and problem solving ability is uncanny. I highly recommend him to any company seeking financing.

By: 
Roy Allenstein

AOS DEVELOPMENT, INC.

19739 Henshaw Street
Woodland Hills, CA 91364
Phone: (818) 652-9337
Fax: (818) 999-1527

5/3/2002

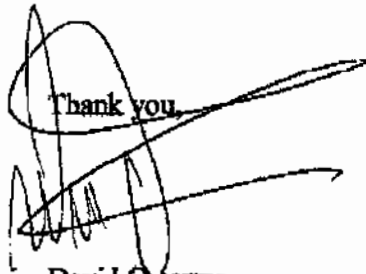
To Whom It May Concern:

Gary Greenberg of Great Western Finance, Inc. has arranged and closed a land loan for us. Gary is very thorough and hard working individual who seeks to be responsive to his client's needs.

Gary possesses a very direct forthright method of conducting business. This approach is very much appreciated in situations where a quick decision is needed.

I believe that Gary provided value and would recommend him to any company seeking financing in the future.

Thank you



David Osterman
Director of Acquisitions
AOS Development, Inc.