

November 10, 2005

In our association with Mr. Dominic Dutra, we, the Sisters of the Holy Family, have found Mr. Dutra to be exceptionally thorough in attending to the multitude details in the sale of a large piece of our property in San Jose, which included the appraisal of the property, a lot split, marketing and a complete presentation of all offers received for the purchase of the property. This sale also included finding residences for the relocation of our Sisters.

I am particularly impressed by Mr. Dutra's attention to details, such as timelines, the ongoing monitoring of the progress of the sale and ultimately, the timely completion of the project to the satisfaction of all parties involved.

In a second transaction involving the Sisters of the Holy Family and our sponsored ministry in San Jose, which involved the City of San Jose and the developer, Mr. Dutra was particularly attentive to the interests of the Sisters of the Holy Family and our ministry site.

Over a period of approximately six years, the Sisters of the Holy Family have consulted with Mr. Dutra regarding questions concerning real estate issues. We have recommended him to others.

Mr. Dominic Dutra is highly respected as a person, and his work ethics are above reproach, both on a business level and on a personal level as well. We do not hesitate to recommend him to others seeking consulting services.

Sister Sharon Flannigan  
President