



SCOTT SKINNER & ASSOCIATES, INC.
Certified Public Accountants

January 14, 2002

Mr. Robert Arbour
Triple Net Equities, LLC
201 Santa Monica Blvd
Suite 300
Santa Monica, CA 90401

Re: Reference Letter

To Whom It May Concern,

We are an organization that applies technical knowledge of real estate and income tax law to the planning strategies of our clients. We have worked with Triple Net Equities in the development of income tax deferment strategies using credit tenant leased real property where cash flow has been fully leveraged. Triple Net Equities has brokered the closing of multimillion dollar acquisitions of property for our clients. Triple Net Equities offers a unique resource in the form of specialized technical expertise which adds value to a specific transaction.

We look forward to continuing our working relationship.

Sincerely,

A handwritten signature in blue ink, reading "Scott L. Skinner". The signature is fluid and cursive, with the first name "Scott" and last name "Skinner" clearly legible.

Scott L. Skinner, CPA
Scott Skinner & Associates, Inc.