

May 4, 2006

Dan Vandepriem
CEDA
250 Frank H. Ogawa Plaza,
Ste. 5513
Oakland, CA 94612

MAY 04 2006

Kee

HAND DELIVERED

Dear Dan,

This letter is to confirm that we will be ground leasing the corner build to suit site to Faud Sweiss. He will be constructing a retail and office building in conformance with all the requirements in the DDA. We also understand that the lease in no way relieves us of any of our obligations and responsibilities to develop the site or any of our other obligations per the DDA.

Respectfully,



P.H. Tagari
Rotunda Garage, LP