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November 1, 2002

Marj Peterson, President
Creative Transitions & Consulting
2207 Plaza de las Flores
La Costa, CA 92009

Re: Moulton Ranch I Feasibility Study

Dear Marj:

We at Seabreeze are writing to thank you for your expert work. Our client Moulton Ranch I, a Laguna Hills Home Owners Association, had a challenging objective with many unanswered questions. Virtually all of their landscape is homeowner owned but is treated as common area and is maintained by their association. Their HOA board considered turning the landscape maintenance responsibility back to the individual homeowners as a cost cutting move. The board prematurely proposed the concept to the homeowners that became emotional and raised many issues the board did not consider.

Seabreeze later made a personnel change with Moulton Ranch I and we enlisted your services on this issue. After sitting with the board, walking the property, talking with the lawyers, vendors and homeowners, you prepared an expert feasibility study. It captured the board's objective, governing documents, financial considerations, regulatory concerns, homeowner acceptance and your expert opinion.

Your observations, recommendations and summary of the situation were professionally exact and unquestionable. The board at Moulton Ranch I was relieved and thankful for your work. They naturally are also grateful to have you explain all of your findings at the upcoming fully attended homeowner meeting!

Seabreeze and the Moulton Ranch I Homeowners Association wish to formally thank you.

Sincerely,

David Rabener

David Rabener, Account Executive
Seabreeze Management Company, Inc.