

Soboroff Partners

Shopping Center Development and Leasing

July 7, 2008

Re: Testimonial Wastewater Collection, Treatment and Dispersal System
Malibu Creek Shopping Center, Malibu, CA

To Whom It May Concern:

Malibu Creek Plaza is a shopping plaza consisting of both retail and commercial businesses. It has 25,982 sf of retail space, 3,600 sf of office space, 4 restaurants with a total of 300 seats, and a movie theater. It is located in an environmentally sensitive area adjacent to Malibu Lagoon and the famous Surfrider Beach in Malibu, California. In 1999 the California Regional Water Quality Control Board (CRWQCB) and the City of Malibu conducted groundwater and surface water sampling at Malibu Creek Plaza and the nearby area and determined that wastewater discharge from the Plaza and other properties using conventional septic systems were causing groundwater pollution, which adversely impacted Malibu Creek and Malibu Lagoon. The CRWQCB required the Plaza to produce a high quality effluent water.

Lombardo Associates, Inc. (LAI) was retained to engineer a compliant wastewater management system for the Plaza to protect Malibu Lagoon and Surfrider Beach.

The previous system was a conventional system consisting of grease traps, septic tanks and gravel drainfields, which provided insufficient nitrogen and bacteria removal.

LAI designed a cost-effective, low-maintenance wastewater management system that employs a septic tank effluent pump (STEP) collection system and treatment system consisting of recirculating media pretreatment of septic tank effluent, the Nitrex™ Nitrogen Removal Technology, and an ozone – UV disinfection system for bacteria removal. Treated effluent is discharged to new high capacity drainfields.

The Malibu Creek Plaza Wastewater Treatment System has been operational as of July 2007. The Plaza's wastewater treatment effluent quality has been compliant with permit requirements.

It was a pleasure working with Lombardo Associates, Inc. (LAI) as the Engineer-of-Record. LAI's professional engineering skills kept the project on track, despite numerous technical, site and permitting challenges. The treatment system's performance has exceeded expectations. LAI should win an Environmental Engineering Excellence Award for the project!

If you have any questions, please do not hesitate to contact me at 310-448-4601.

Sincerely,



Mr. Steve Soboroff
Managing Partner

*1101 Montana Avenue, Suite A
Santa Monica, California 90403
Telephone (310) 451-9877
FAX (310) 451-3294*



Steve Soboroff is president of Playa Vista, one of the nation's most significant multi-use land projects. The real estate executive and former president of the Los Angeles Recreation and Parks Commission oversees all aspects of the Playa Vista project now under construction on Los Angeles' westside. The sustainable development will provide critically needed affordable housing, commercial office space and neighborhood shopping, while adding parks, preserving the environment and restoring hundreds of acres of wetlands. He is also a Senior Fellow and member of the Advisory Board at UCLA's School of Public Affairs and is the former Senior Advisor to Los Angeles Mayor Richard Riordan. Mr. Soboroff is currently Chairman of the Board of Directors of the Weingart Foundation and a Director of the First Federal Bank of California. Additionally, he is past President of the Los Angeles Recreation and Parks Commission and ran unsuccessfully for Mayor of Los Angeles in 2001 with Riordan's endorsement, receiving 21 percent of the vote

Soboroff has a strong track record for creating, improving and protecting open space and parkland for city residents. He served as president of the Recreation and Parks Commission from 1995 to 2001, reinvigorating the city's park system to better meet the recreational needs of the people of Los Angeles. In addition, he helped spearhead the Alameda Corridor Project and the Staples Center.

Soboroff, who was Chairman Emeritus of Big Brothers, and is currently on the board of governors of Big Brothers/Big Sisters of Greater Los Angeles, has long been known as a business leader and public servant who brings people together to get positive results. He received the "Los Angeles Beautiful" Award for restoration of commercial buildings on Montana Avenue. Prior to serving as President of the Recreation and Parks Commission, he was a member of the city's Harbor Commission.

A successful real estate executive who was recently honored as Harvard Business School's "Business Statesman of the Year," Soboroff holds Bachelor and Masters Degrees in Dept. of Finance, Insurance and Real Estate from the University of Arizona.