

RP
R REALTY PARTNERS, LLC
Real Estate Acquisition, Finance and Management

Jason Lieberman
Chief Operating Officer
RP Realty Partners
9601 Wilshire Boulevard, Suite 260
Beverly Hills, California 90210
May 8, 2007

To Whom It May Concern:

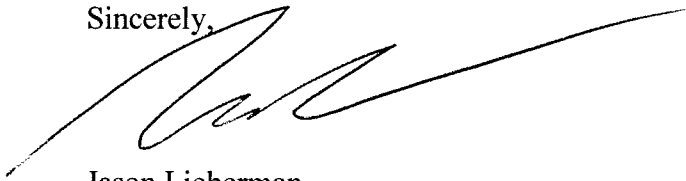
It is with great pleasure that I recommend Liberty Universal Management. I have worked closely with the company since RP Realty Partners acquired the Altamonte Town Center, Baldwin Park Town Center and the Plaza Downtown in October of 2006.

The Liberty Universal Management team has always displayed a high degree of integrity, responsibility, and ambition. The company utilizes a dynamic approach to retail leasing, development and consulting and is a leader in the Central Florida real estate industry.

The Liberty Universal Management team members are dependable team players that will add value and astute insight to any project or endeavor they undertake.

Liberty Universal Management would be an asset to any organization, and I am happy to give the company my endorsement.

Sincerely,



Jason Lieberman
Chief Operating Officer
RP Realty Partners