

Combined Investments LLC
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Eileen Haubl
St. Joseph Health
Vice President Finance & Chief Financial Officer
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Lanette Faulkner
St. Joseph Health
Director of Real Estate
27700 Medical Center Road
Mission Viejo, CA 92691

RE: Letter of Recommendation – The Immel Team

Dear Eileen & Lanette:

I have had the pleasure of working with Phil Immel and the Immel Team for over two decades. They have successfully listed and sold multiple properties for our family. In fact, Phil originally worked for me when I was Chairman & CEO of Coldwell Banker Real Estate at the National Headquarters in Newport Beach, dating back to 1985.

They worked very effectively and showed a great deal of professionalism during the entire marketing process of each property. Beyond the technical nuances of real estate transactions, The Immel Team's marketing and internet presence is very strong.

I am very comfortable recommending Phil Immel and his team to Mission for your real estate needs and invite you to phone me for any additional input I might provide.

Sincerely,



Joe F. Hanauer