

RANDY PROBASCO

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RANDY PROBASCO
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TO WHOM IT MAY CONCERN:

MY NAME IS RANDY PROBASCO. I AM A 36 YEAR OLD MARRIED MALE EMPLOYED AS A REAL ESTATE APPRAISER.

THE PURPOSE OF THIS LETTER IS THE SAME AS MANY OTHERS I HAVE SAT DOWN AND WRITTEN REGARDING MY PERSONAL AND PROFESSIONAL KNOWLEDGE OF MR. P.F. LAZOR.

MY WIFE AND I MET MR. LAZOR (REFERRED TO AS P.F.) IN LATE 1982 EARLY 1983. WE WERE LOOKING TO SECURE A RENTAL PROPERTY HE WAS MANAGING FOR MARLENE HEPP. A LOCAL REALESTATE AGENT IN THE CITY OF FREMONT, CA. P.F. HELPED US SECURE THE RENTAL PROPERTY EVEN THOUGH WE DID NOT HAVE THE REQUIRED LAST MONTH RENT AND DEPOSIT. HE TOLD US HE WAS AWARE OF THE PROBLEMS PEOPLE HAVE WITH LOW INCOME AND HE WOULD WORK WITH US, LETTING US MOVE IN AND MAKE PAYMENTS ON THE ABOVE MENTIONED RENTAL.

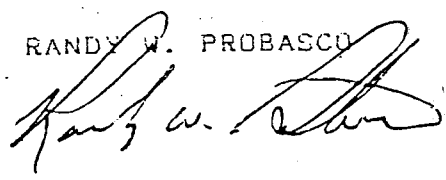
MY WIFE AND I DEALT WITH P.F. FOR THE NEXT 18 MONTHS AND WE GOT TO KNOW P.F. ON A MORE PERSONAL LEVEL.

DURING THE COURSE OF THIS RENTAL TERM, P.F CALLED US ONE EVENING TO INFORM US OF A RENTAL INCREASE IMPOSED BY THE PROPERTY OWNER, MS. HEPP. MY WIFE AND I BOTH GOT ON THE PHONE AND PLEADED WITH P.F. STATING WE HAD BEEN GOOD TENANTS AND IT WAS UNFAIR TO RAISE THE RENT. I, MYSELF BECAME QUITE RUDE AND OBNOXIOUS WITH HIM TELLING P.F. HE WAS A SELFISH AND MONEY HUNGRY *****. PLEASE UNDERSTAND THIS WAS SEVERAL YEARS AGO AND I HAD A DRINKING PROBLEM WHICH OFTEN LED TO PROFANITY AND CRUDE BEHAVIOR. I LET LOOSE AT P.F. DURING THIS CONVERSATION, HOWEVER, P.F. HANDLED ME WELL AND DIDN'T LOOSE CONTROL OF THE SITUATION. HE WAS CALM AND TOOK MY PERSONAL ATTACKS ON HIM WITH CALM AND RESTRAINT. WHEN IT WAS ALL SAID AND DONE, WE AGREED TO THE RENT INCREASE AND I HAD A NEW RESPECT FOR P.F.

P.F. HAS ALWAYS APPEARED TO BE A CALM, RATIONAL AND WELL ADJUSTED PERSON WITH NO TEMPER FLAIRS OR IRRATIONAL BEHAVIOR. HE WAS WORKING TOWARDS FINANCIAL SECURITY, AND ALWAYS SEEMED TO HAVE THE PERSPECTIVE TO LOOK BEYOND THE PRESENT TO THE FUTURE.

ALL OF THE QUALITIES P.F. HAS SHOWN MY WIFE AND MYSELF FIRM OUR BELIEFS, THAT P.F. WAS AND IS INCAPABLE OF A PREMEDITATED VIOLENT ACT, OR ANY VIOLENT ACT. IT IS NOT HIS WAY. HIS VISION TO THE FUTURE AND HIS PERSONAL RESOLVE WOULD NOT LET HIM ACT SO FOOLISHLY. MY KNOWLEDGE OF P.F. LEADS ME TO BELIEVE HE IS A SURVIVOR, AND A COMPASSIONATE HUMAN BEING.

I HOPE SOON TO SEE HIM AGAIN.

RANDY W. PROBASCO


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