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May 17, 2002

To Whom It May Concern:

DAVID R. GELLMAN

JEFFREY G. GIBSON

LEE S. HARRIS PAUL H. MELBOSTAD

R. STEPHEN GOLDSTEIN

Re: Robert J. Sheppard

Bob Sheppard is a dynamic mediator who gets the job done. Bob is extremely knowledgeable in the area of real estate and landlord/tenant law; but would be great mediating any case. He has tremendous people skills, enthusiasm, and incisive analytical ability which he brings to bear on each and every case that he mediates. With Bob's help I have settled some important six-figure cases; and know that I'm always in good hands with him as our mediator. Whatever the outcome in a case he mediates, I know that I will get the best possible exposition of the issues and tireless dedication; and, equally important, the cases always seem to settle! He is very effective as a mediator. He is also a real pleasure to work with.

Very truly yours,

R. Stephen Goldstein

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LAW OFFICES OF

DENNIS G. MESINA

433 CALIFORNIA STREET, SUITE 810 SAN FRANCISCO, CALIFORNIA 94104

DENNIS G. MESINA

OF COUNSEL

RAUL S. PICARDO
RICO V. DOMINGO

TELEPHONE (415) 788-8811 FACSIMILE (415) 399-9781

November 12, 2003

To Whom It May Concern:

I am writing in relation the mediation services rendered by Robert Sheppard. I have worked with several mediators in the past but must say that Mr. Sheppard had a very good grasp of the facts and issues involved in my case and moreover, was skilled in presenting the facts and analyzing the strengths and weaknesses of each side. Mr. Sheppard was skilled in assessing not only the facts and legal issues but incorporating and factoring the different personalities involved in this case, with the ultimate goal of arriving a common ground and/or making the parties meet half way.

Mr. Sheppard's office was efficient and the office staff members were very courteous, making the mediation conducive to discussing settlement. I would also like to add that Mr. Sheppard's mediation charges which do not include the usual administrative charges, were more than reasonable and well worth it as confirmed by my client, and I am certain by the other party as well.

Very truly yours,

ennis G. Mesina

DGM/als

June 13, 2002

Re: Robert J. Sheppard, Esq.

To Whom It May Concern:

I am writing at this time to describe Robert J. Sheppard's skills as a mediator. I first met Bob 15 years ago when we were on opposite sides of a personal injury case. He represented multiple plaintiffs and I represented the building owner defendant. I had never used him as a mediator until May 14, 2002 of this year.

The case involved the sale of a restaurant. I represented the Seller who changed his mind after signing the Agreement of Sale. The Buyers sorely wanted specific performance and the business broker participated seeking his commission. In other words, this was a multi-party contentious mediation.

The Agreement of Sale made mediation a pre-condition for binding arbitration. Quite frankly, I never anticipated that the case would settle at mediation. However, thanks to Bob's communication skills (both verbal and listening) as well as his quick grasp of the issues, the case did settle at the 4 hour mediation.

Bob showed great patience with my client and never acted anything other than professional. His knowledge of real estate and contract law innured to the benefit of both parties in brokering the settlement. When I first started practicing I was told the definition of a "good settlement" (i.e. when both parties are unhappy) and I can attest that Robert J. Sheppard is a great mediator and that on May 14th he helped achieve a "good settlement."

I know that I will use Mr. Sheppard in the future as a mediator or arbitrator. Should you have any questions about either the facts of the mediation or Mr. Sheppard's role in achieving the settlement, please do not hesitate to call or write.

Very truly yours,

Matthew Wertheim Attorney at Law

MW/pc

Law Offices

GOODMAN & LEVINE LLP

RICHARD A. GOODMAN richard@the1031attorney.com

180 GRAND AVENUE, SUITE 330 OAKLAND, CALLFORNIA 94612

(510) 763-2300 • Fax (510) 763-2305

November 12, 2003

B. SCOTT LEVINE bslevine@pacbell.net

To Whom It May Concern:

Re: Robert J. Sheppard

Dear Sir or Madam:

I have been a practicing attorney in California for more than 20 years. In August 2003, Mr. Sheppard acted as a neutral mediator in a matter in which I represented one of the litigants. The case involved numerous issues of law and fact and the litigants were hostile to each other.

Mr. Sheppard was extremely skillful in facilitating the mediation process and in identifying and helping to resolve the issues in dispute. The mediation session lasted approximately six hours. At the end of the day, the parties resolved the dispute and entered into a binding settlement agreement as a direct result of Mr. Sheppard's efforts.

I would highly recommend Mr. Sheppard as a mediator.

Sincerely yours,

B SCOTT LEVINE

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