



January 19, 2018

To Whom It May Concern:

I have known Mr. Kimball professionally since I became CEO of the San Ramon Regional Medical Center Campus (SRRMC) in 2003, and I recognize him as a man of intelligence, integrity and strong moral character, as well as someone who has significant experience and skill in leasing and management of medical office properties.

Mr. Kimball managed one of the 30,000 s.f. medical office buildings situated on land owned by the San Ramon Regional Medical Center campus, and as such, interfaced regularly with our administration regarding common area maintenance issues, hospital staff leasing needs and many other hospital-related matters.

Additionally, he successfully negotiated a long-term master lease of 12,000 square feet of unfinished "shell condition" office space at the Plaza at Gale Ranch in San Ramon for SRRMC, and then negotiated sub-leases with physicians and oversaw the successful build-out of their medical offices in the master-leased space.

He also capably represented the ownership of the office building in working with SRRMC to finalize a lease of 2,200 s.f. of office space to SRRMC, and then worked effectively with our construction crews as they built out a hyperbaric facility within the building.

We have appreciated Mr. Kimball's consistent provision of real estate brokerage services to many of the physicians with whom the hospital has had working relationships.

I am pleased to recommend Jim Kimball as a very capable negotiator, leasing agent, facilitator and manager.

Sincerely,

Gary Sloan
Chief Executive Officer
San Ramon Regional Medical Center
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