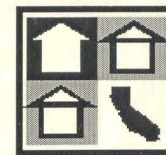


*The California Apartment Association*



presents this

*Certificate in Residential Management*

to

**Vinh Tran**

on this day November 3, 1999

for completing 21 clock hours of instruction in rental property management.

The California Apartment Association recognizes the participant's interest in the promotion and application of high ethical standards in the rental housing industry.

This certificate will expire one (1) year from the above issue date.

*Thomas K Bannan*

Thomas K. Bannan, Executive Vice President  
California Apartment Association  
980 Ninth Street, Suite 2150  
Sacramento, CA 95814, (800) 967-4222

**CRM**  
Certificate in Residential Management

