

Jan. 14, 1983

To whom it may concern;

I have been a tenant at 3648 Detjen St., Fremont, California for a period of one year, a property managed by P.F. Lazor. During this time, I have had several occasions to speak with him on the telephone and in person. On one occasion in particular, the subject was concerning an impending rent increase, which, naturally I was very irate; P.F. handled himself with great tact and diplomacy and through his efforts I came to realize that the rent increase was necessary. I find it very difficult to believe that P.F. Lazor is capable of a violent act such as he is now being accused. I tried his patience to the limit, and found that he handled the situation calmly and with great ease.

Sincerely,

Susan M. Ruiz

## AFFIDAVIT:

I do solemnly swear under the penalty of perjury, that the foregoing is true and correct to the best of my knowledge.

Susan M. Ruiz Probasco

Susan M. Ruiz

2-5-84

Date

EXHIBIT 5