

EXHIBIT 8



Via e-mail and U.S. Mail

May 25, 2010

Mr. Elliot Pollack
Chairman of the Board
ML Manager LLC
7505 East 6th Avenue, Suite 100
Scottsdale, AZ 85251

Mr. Mark Winkleman
ML Manager LLC
14050 North 83rd Avenue
Peoria, AZ 85381

Re: Notice of Termination of Agency
Loan No.: 856805
Borrower: VCB Properties, LLC

Dear Messrs. Pollack and Winkleman:

On behalf of the pass through investors listed below ("Oxford Investors"), each one of which holds one or more undivided fractional interests in the VCB Properties, LLC loan (#856805) subject to the bankruptcy proceedings of Mortgages Ltd. (*In re Mortgages Ltd.*, Case No. 2:08-bk-07465-RJH), please accept this letter as formal notification and confirmation of the termination by the Oxford Investors, and each of them, of any and all authority or rights ML Manager LLC may have or purport to have to act as an agent on behalf of the Oxford Investors or any one or more of them.

The Oxford Investors are: **Jane Bartelme**/First Trust Company of Onaga, Custodian FBO Jane Bartelme IRA; **Stephen G. and Donna M. Franklin**/The Franklin Family Trust dated June 11, 2002; **Karen Lamb**/The Karen Lamb Living Trust dated February 26, 2007; **Jayesh Shah**/First Trust Company of Onaga, Custodian FBO Jayesh Shah IRA; **William J. and Sandra B. Miller**/The Miller Family Trust dated February 7, 2000; **Jan M. Sterling**/The Jan M. Sterling Living Trust dated January 4, 1995; **Kathleen K. Tomasulo**/The Tomasulo Credit Shelter Irrevocable Trust dated September 16, 1997; and **Bernard R. Urquieta and Kathleen Smythe de Urquieta**/The Urquieta Smythe Family Trust dated December 5, 1990.

Thank you for your attention to this matter.

Very truly yours,
Oxford Investment Partners, LLC

/s/ Walter J. Clarke
Walter J. Clarke