



January 5, 2000

Ms. Coco Clayman-Cook
C/o Prudential John Arroe
250 North Canon Drive
Beverly Hills, CA 90210

Dear Coco:

I want to express my sincere appreciation for your outstanding professionalism and, more importantly, your ability to achieve results.

In light of our numerous real estate transactions in recent years, I am most impressed that each and every time you have been extremely consistent. I am confident in all cases that you have achieved the best market results for us. Further, your ability to understand the dynamics, minimize the issues, and make each of these transitions as painless as possible is invaluable to me. I highly value my time, as well as the ability to complete sales transactions and attain proceeds as expeditiously as possible. You have accomplished this through every transaction.

I look forward to doing business with you in the future. I would highly recommend you to any prospective buyer or seller. You are truly a professional real estate agent with integrity and always get results.

Thank you again for all your support and hard work over the years.

If you need a reference in regards to your real estate development abilities, it would be my pleasure to provide you with one.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Jennings', is written over a horizontal line.

Paul Jennings
Chief Executive Officer

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