

November 11, 2010

Mr. Todd Shapiro
Coldwell Banker Calabasas
25386 Calabasas Road, #105
Calabasas, California 91302

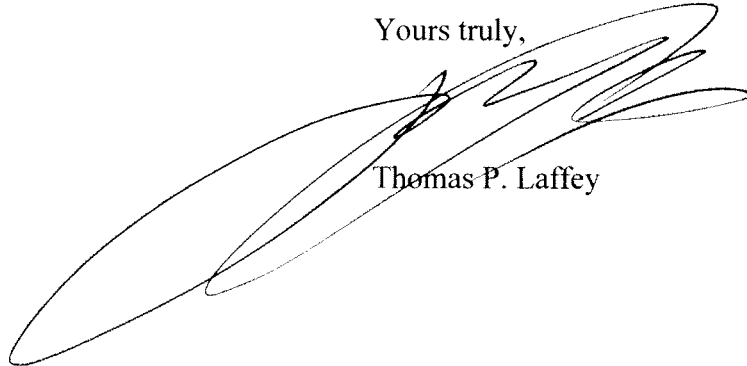
Dear Todd:

Noreen and I very much appreciate the assistance you provided to us, first in leasing our property at 25635 Queenscliff Court, and then in selling it to our tenant this past October. The diligence and hard work that you and others on your team put in on our behalf was very much appreciated, as was your judgment and sound advice with respect to the market and various issues that came up in the course of both transactions.

Please feel free to use this letter as a recommendation of your services with anyone who may be considering retaining you as their representative.

Once again, thanks for a great job on our behalf.

Yours truly,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Thomas P. Laffey