

March 30, 2001

To Whom it May Concern

I wanted to take this opportunity to comment on the services provided by David Katz in connection with the sale of real property at Steeple Chase, Calabasas, California. Mr. Katz represented me in the sale of a condominium.

After I engaged Mr. Katz he immediately evaluated the property and provided valuable insight as to pricing. In addition, Mr. Katz made helpful recommendations on having the property prepared for sale. The property was sold after being on the market a very short time. The sale of this property involved several complex matters that Mr. Katz dealt with in an extremely proficient manner. Throughout the course of the listing and the escrow, Mr. Katz was punctual, professional and he always communicated clearly about the status and the mutual obligations of the parties.

I highly recommend Mr. Katz and consider him a valuable resource.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Pope", is written over the typed name.

Michael C. Pope