

Michael Evanbar
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March 8, 2000

Manager
Coldwell Banker
23661 Pacific Coast Highway
Malibu, California

Ref: Ani Dermenjian, listing agent for 20324 Seaboard Rd property in Malibu

I wish to thank you for the enormous effort undertaken by Ani Dermenjian to get the Seaboard Road property prepared for sale and sold so quickly. In retrospect, we certainly made the right decision to list with Coldwell Banker, and particularly, in selecting Ani as our agent. It was Ani's initiative, dedication to detail, and desire to get the best price possible for the property that made the whole thing work so well.

I also wish to commend Coldwell Banker for the follow-through effort by Ani Dermenjian after the sale. Ani's willingness to help out with resolving problems after the sale was an unexpected plus, and was much appreciated.

Sincerely,



Michael Evanbar
Estate Administrator