

March 15, 1999

Kim Collen, Manager  
Coldwell Banker  
23661 Pacific Coast Highway  
Malibu, CA 90265

Re: Ani Dermenjian

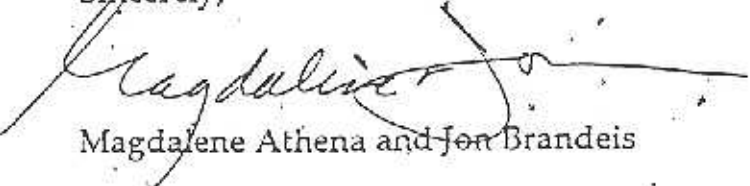
Dear Kim,

We just wanted to let you know how pleased we were to have Ani Dermenjian as our real estate agent. We were first time buyers and didn't know anything about real estate. We found our house on the internet, drove up to it, mistakenly called a sign that was for an adjacent lot and got Ani. The fact that we closed the sale with her is to her great credit.

Throughout the negotiation, the loan brokering, escrow and all the contingencies with the seller she stayed aggressively on top of everything in a friendly way that put us at ease. We never feared something falling through the cracks. The people she referred us to were helpful and really did the best for us just as she did. In all the give and take of all the different negotiations we felt she negotiated for us as if she were negotiating for herself, really getting the best for us.

We would recommend Ani to any one we know. She is a great agent.

Sincerely,



Magdalene Athena and Jon Brandeis