

Brooks Insurance Services, Inc.

GARRY M. BROOKS
President

June 22, 1995

Mr. William V. Greenspan, Partner
The Greenspan Company
400 Oyster Point, Suite 519
South San Francisco, CA 94080

Dear Bill:

At the outset, I extend my personal and professional congratulations for the fine work done by The Greenspan Company on behalf of City Freeholds (USA), Inc.; culminating in final claim settlement.

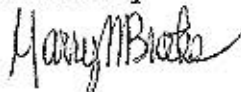
My client, City Freeholds (USA), Inc., is extremely pleased with the professional job and ultimate resolution of their center's complex catastrophic Earthquake loss of January 17, 1994.

Your expertise, high level of communication, and genuine drive to foster positive results, extended not only to City Freeholds, but to Insurance representatives, and to my office as well. In short, The Greenspan Company's performance over the past year and a half has been exemplary. I not only value our business association, but also the respected personal relationship which has been established.

Please feel free to call upon my agency at any time for a recommendation and/or any other dialogue concerning The Greenspan Company's capabilities.

It has been a pleasure to have worked along side you during this difficult period. I wish you every success in the future.

Sincerely



Garry M. Brooks
President

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