

BURTON-HOLT CONDOMINIUM

8568 Burton Way
Los Angeles, California 90048

10/27/98

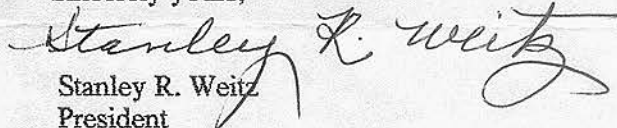
Mr. Bill Rake, President
The Greenspan Co.
3600 Wilshire Blvd., Suite 300,
Los Angeles, Ca. 90010

Dear sir:

I wish to take this opportunity to commend and thank you for your organization's efforts in obtain for us the most generous settlement from State Farm. From the very start at the instigation of Jimmy Feller (who told us exactly "like it is" with no embellishment to the final excellent negotiation with Arnie Abramson, we were completely pleased throughout the whole process.

I wish to especially commend Arnie's help; without his gentle urging, I am sure we would not have received as much as we did. Please thank him for us. You can be proud of your organization and its excellent employees. We recommend you highly.

Sincerely yours,

Handwritten signature of Stanley R. Weitz in cursive script.

Stanley R. Weitz
President