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

01-CFBG.

1300 Bristol N., Suite 280, Newport Beach, California 92660 (714) 955-0480 FAX (714) 955-3221

CITY FREEHOLDS [U.S.A.], INC.

14006 RIVERSIDE DRIVE, SUITE NO. 17 FASHION SQUARE
SHERMAN OAKS, CALIFORNIA 91423
TELEPHONE (818) 501-1447 FAX (818) 783-5955

Bill Greenspan
The Greenspan Co.
3600 Wilshire Blvd.
Los Angeles, CA 90010

August 5, 1994

Dear Bill,

Please accept this Video Record of the Fashion Square and "Earthquake 94".

It is only one of the stories that could be told.

The tape is a small token of my appreciation for your help and the pleasure of your company over the last months. You have made my task so much easier.

Regards,

Alan Lynn

LAW OFFICES OF
PAUL, HASTINGS, JANOFSKY & WALKER
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WRITER'S DIRECT DIAL NUMBER

(213) 683-6209

OUR FILE NO.

August 24, 1995

Mr. Brian Pickering
City Freeholds (U.S.A.), Inc.
14006 Riverside Drive
Suite 17 Fashion Square
Sherman Oaks, California 91423

Dear Brian:

Here is an original of the Release and Settlement Agreement between City Freeholds and its insurers in connection with the earthquake damage claim. I have kept a copy for my files.

Should you have any questions about this document, please call.

Very truly yours,

Charlie

Charles V. Thornton
for PAUL, HASTINGS, JANOFSKY & WALKER

CVT:sm

cc: David Z. Burger
William Greenspan

bcc: William Greenspan

P.S.:

Bill,

This seems to be the last piece in the claim against the earthquake carriers. You did a terrific job -- thanks very much!

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October 23, 1995

OUR FILE NO:
01309.63787

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

Dear Bill:

While the Northridge earthquake is a faint memory, the work that you and your company did in assisting City Freeholds is not. As you know, the damage suffered was extensive and recovery from the insurers was made quite complicated on account of the numerous parties, their different insurance policies and their varying coverages.

You helped bring structure and sensibility to what would otherwise have been a chaotic situation. I appreciate the professionalism with which you approached representing City Freeholds, and I am amazed at the amount of detailed work you went through to construct a credible claim. City Freeholds is surely grateful. Personally, I appreciate the leadership role that you played in negotiating so many important aspects of the claim.

I hope we get the chance to work again.

Best regards,

Charles V. Thornton
for PAUL, HASTINGS, JANOFSKY & WALKER

CVT:mg