

ABC MANAGEMENT
PO BOX 1304
Studio City, Ca 91614

October 17, 1995

Now that this horrible earthquake experience is finally settled and it appears that everything is completely under control, I'd like to thank you for all that you did for Golden Colonial Owners' Association, A complex that I manage.

As you know, we were in terrible condition after the BIG DAY and certainly didn't know where to turn.

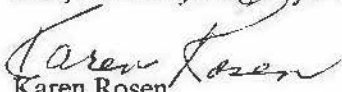
Thank goodness for you and your organization.

You made everything easy for us and were always there when we needed you. Without a doubt, you were greatly responsible for everything that the complex was able to get from the Insurance Carrier and they did get a great deal.

We thank you for your terrific negotiations, your understanding of what everyone was going through and your extreme patience.

We also take our hats off to Sandy, who was a great right hand for you.

Once again, THANK YOU. I hope we don't need you again, professionally, for a long time, but if anything major occurred again, you will be my first phone call.


Karen Rosen
ABC Management