



Prudential California Realty
2249 N. Tustin Ave.
Orange, CA 92865
Attn: Sean Edelstein

October 24, 2002

Dear Sean,

Thanks for your excellent service with the recent sale of my business. You found a highly qualified buyer in only two weeks and the sales process was smooth right through the close of escrow.

I found you to be knowledgeable and professional and I would highly recommend you to anyone I know who needs a top business broker.

Thanks again for your help!

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lane". The signature is fluid and cursive, with a large initial "S" and "L".

Steve Lane
ALLCOM Building Services, Inc.