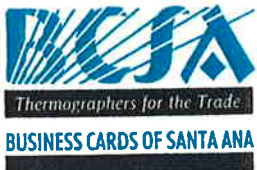


1840 South Santa Fe, Suite F
Santa Ana, California 92705-4820



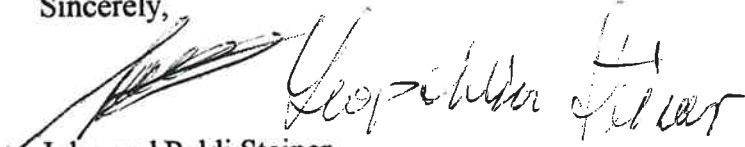
April 6, 2003

(714) 540-9222
FAX (714) 540-0797

To Whom It May Concern,

We have been associated with Prudential California Realty through an agent from the business sales division, Sean Edelstein. Sean has acted in a professional manner as an agent to sell our business. His efforts allowed for the sale in a short period of time. Sean's integrity, concern and helpfulness during this transaction was outstanding. We would recommend Sean Edelstein to anybody who is in the market to sell their business. Selling a business to the right person is not an easy job, but Sean came through with flying colors and we truly appreciate his effort and assistance on our behalf. Without Sean it would have been difficult for us to complete the transaction.

Sincerely,



John and Poldi Steiner