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October 15, 2003

Sean Edelstein
Broker
Prudential Business Sales

Dear Sean:

Thank you for being our catalyst in selling our flower shop recently.

I had interviewed two other brokers before listing the sale with you. Right from the start you were asking the right questions, which gave me confidence in your ability to market the listing properly. And my intuition proved right.

It was coincidental that the very first prospective buyer you brought in within 2 weeks from starting the listing eventually became a buyer. This speaks for your experience and a library of prospective buyers in your portfolio. We collectively eliminated several further prospects and your input was quite helpful.

During the process of completing the sale, there were several delays beyond our control and our joint perseverance and your handling of the tricky situations eventually helped us close the escrow and complete the sale. Your understanding of why buyers buy and sellers sell, as well as when to communicate and when not to, were influential in keeping small issues not become major problems.

Thanks again for your professional handling of our selling transaction.

Sincerely,


Dhiru Kapadia