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January 3, 2000

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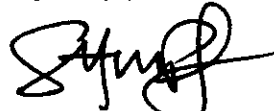
Re: Miller vs. Frank Howard Allen Realtors

Dear Mr. Rosenberg:

Thank you for your skilled assistance in facilitating the settlement of the Miller vs. Frank Howard Allen Realtors, et al. litigation. I must admit that I did not expect that the case could be settled at an early stage in the litigation and before the parties spent a considerable amount of time and money "establishing" their respective positions. Both your knowledge of the legal issues coupled with your ability to communicate and explain the impracticality of litigation to the principals were critical to the success of the mediation.

As you know, my real estate broker clients have embraced mediation as a favored dispute resolution process. I trust that we will call upon your office again for your mediation services. If you ever need a reference or recommendation, please feel free to call upon me.

Very truly yours,



Scott M. Phillips

SMP:kk