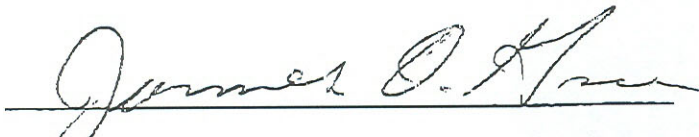


To whom it may concern:

My property at 5401 West Olympic Boulevard, Los Angeles, CA 90036 was going into Foreclosure. Mr. Jon Cope at Coldwell Banker in Beverly Hills contacted me about doing a Short Sale on my property. At first, I was skeptical to say the least about doing a Short Sale because so many Real Estate Agents do not know what they are doing; also I was worried since so much was owed to the Bank and I had so many liens and judgments against the property that were not paid for but Mr. Cope assured me he could get all the loans forgiven 100% without any loan deficiency and that all debts would be paid off in escrow. To complicate things worse, I had converted my property from a four plex into a Care Facility, so there were many State and City issues that had to be dealt with, fortunately Mr. Cope got his Buyer to pay cash for the property, pay off all outstanding back taxes, liens, judgments and encumbrances and allow me 30 more days to relocate the Care Facility Clients. This was a very difficult transaction but Mr. Cope performed above expectations and I highly recommend using him as your Short Sale Specialist.


James Green

3-1-11
Date