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**BRUCE P. JEFFER**  
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June 14, 1996

Mr. William Greenspan  
The Greenspan Co.  
400 Oyster Point Boulevard  
Suite 519  
S. San Francisco, CA 94080

Dear Bill:

After the successful completion of your work on my fire loss in San Francisco, I wanted to take this opportunity to both compliment and thank you for your professionalism and help.

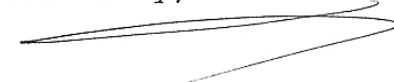
As the Managing Partner of a large law firm, I have found that it is often the case that the applicable direct knowledge of a professional in a narrow area may be the clear difference in great success and just a "result." In this case, I quickly realized the need for a professional and luckily was directed to you. The fire loss and attendant problems were highly specialized. Your help saved me a great deal of time, an unknown quantity of aggravation and got me the full value of what my policy provided (a not insubstantial accomplishment given the size of the loss and the number of "moving parts" involved).

I greatly appreciated your handling of the matter. Your knowledge and response were critical and the excellent result was the product.

I would be pleased to serve as a reference for you in any similar situation should you need one. I hope not to have to use you again personally, but, if I do, I know I will be in good hands.

Thanks again.

Sincerely,



BRUCE P. JEFFER, of  
Jeffer, Mangels, Butler & Marmaro LLP