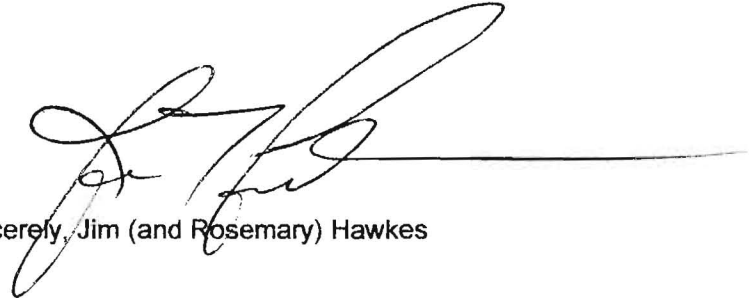


Elliot,

I want to take the time to thank you for all the hard work that was required to close my Vancouver properties. It was not an easy task. Your creative ideas and tenacious work ethics made the deal come together at last. I appreciated your help and advice throughout the process, even though I know technically you represented the buyer I felt we worked together to achieve a win-win situation for all. Things like this are important to building a long standing relationship between any realtor and client. I am sure we will be working together on something in the future.

And thanks again for the music cd.

A handwritten signature in black ink, appearing to read "Jim and Rosemary", written over a horizontal line.

sincerely, Jim (and Rosemary) Hawkes

A rectangular stamp with the word "RECEIVED" in a bold, sans-serif font. A handwritten signature is written over the stamp.