

March 14, 2000

Mr. Arnie Abramson
The GREENSPAN COMPANY
16542 Ventura Boulevard, Ste. 200
Encino, CA 91436-2092

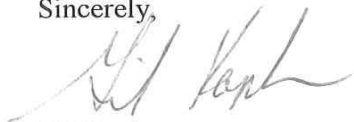
RE: NORTHBROOKE HOMEOWNERS ASSOCIATION

Dear Mr. Abramson:

We, the members of the Board of Directors, would like to take this opportunity to thank you, Jim Feller and Ken Elkman for all of the hard work you did in obtaining a settlement of more than we expected.

We also appreciate the fact that there were no additional costs to the Homeowners Association, beyond what we first agreed to. You did a great job!

Sincerely,

A handwritten signature in cursive script, appearing to read "Gil Kaplan".

Gil Kaplan
On behalf of Northbrooke
Homeowners Association
Board of Directors

GK/dc
cc: Board of Directors