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REPLY TO: DOWNEY

Letter of Recommendation for
ROBYN L. WONNELL

To My Fellow Attorneys,

My name is Joseph A. Lumsdaine of Tredway, Lumsdaine & Doyle LLP. As an extremely busy attorney with three offices in Downey, Irvine and Long Beach, I am not usually able to take time to write letters unrelated to my cases. However, I did want to take the time to write a letter of recommendation for a highly skilled, warm and professional Realtor I've come to know over the years.

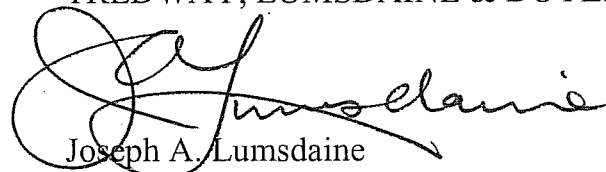
Her name is Robyn L. Wonnell. I've worked with Robyn for over 9 years, mostly on our Probate and Trust Administration sales. Every client I've referred her to have thanked me for sending her to them. She goes the extra mile in all she does and they refer their friends and family members to her as well.

Robyn keeps up with the latest legal updates, and works tirelessly for my clients in their vast array of real estate and related needs. She is honest, reliable, experienced, and exhibits the highest integrity in her work.

I have referred Robyn to colleagues in our offices and each has also expressed to me an appreciation for her warm professionalism and attention to detail. She gets the job done! Should you have any questions regarding Robyn's work, feel free to contact me at your convenience.

Respectfully,

TREDWAY, LUMSDAINE & DOYLE LLP


Joseph A. Lumsdaine