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Andria Allen
Broker Associate
ERA Tradewind Real Estate

September 5, 2008

Dear Andria,

Marilyn and I want to express our appreciation for your very helpful service as our realtor in our search for a condominium for our son Travis. We appreciate your patients and advice while we tried to figure out what type of property we in fact needed. We appreciated the list of properties that you assembled within the price range we felt we could afford. Virtually all were appropriate, and the one that was not had been grossly misrepresented by the seller.

We were very grateful that you were as cheerful at showing us properties at the lower end of our price scale as properties at the upper end. In the end you found us a very nice condominium near the low end of our price range, out of a flood plane, near campus, and in a very well maintained building. I think you were able to save us at least 25% over some of the others we saw. More importantly you seemed to find those choice prosperities that were priced to sell rather than steering us through those that were overpriced or larger than we needed. We NEVER felt your goal was to sell as expensive a property as possible, and I have certainly experienced that treatment at other times in my life.

The fact that we meet you in Boulder on one day, and by the end of the second day make an offer (which was accepted with only a little negotiation) on a property with which our son, my wife, and I are completely happy, impressed me very much. I was prepared for the fact that we were likely to make a decision in our short time available that we would come to regret. All of us are quite pleased with the decision we made. It is a very nice condominium, and most importantly it is one that our son will be able to make the payments on with his graduate stipend. You could not have done better.

Your knowledge of the area was invaluable. My sense was that you normally did not deal in condos, but for us you did. You learned what was needed to be known and you led us through a very successful search of a small number of well selected appropriate properties. You advised us at times not to get the more expensive property and provide good reasons. We are glad we followed your advice. I was very impressed with they way you got the residences of the various building to talk to us and give us a better feel for the places we were looking at. Even your touch of providing us with bottled water and encouraging us to drink it so that we would not get altitude headaches, was most thoughtful.

Your service did not stop there. You were able to coordinate our interactions with the loan officer, appraiser, building inspector, etc. Even though we were out of town for

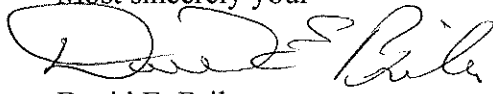


most of the transactions you made it easy for us, and even helped my wife get to the closing from the airport in time to seal the deal.

Most of all, although I know you make your money selling property, I always had the feeling that your first priority was that we buy something that was appropriate for our needs and that we would feel comfortable with after the sale was complete. My old automobile mechanic who was honest as the day is long, told me one time that he could never understand why many in his business thought that to make money they had to take advantage of people. He always had more business than he could handle and half the time was talking people out of repairs that were more expensive than he thought they needed. My old mechanic would have like you very much!

We will always be happy to be references for you in the future.

Most sincerely your

A handwritten signature in cursive script, appearing to read "David E. Briles". The signature is written in dark ink and is positioned above the printed name.

David E. Briles