

Dec. 6, 1992

To Whom It May Concern:

This is a letter to tell you about our wonderful realator named Billy Wynn. Billy Wynn has worked for us in the selling and renting of our Townhouse.

Billy Wynn was always there for us. He promptly returned all phone calls, followed through with what he said he was going to do and always looked out for our best interests. He always kept us informed as to what was going on and worked extra hours and time to make sure everything was right. When Billy takes on a responsibility he is there for you three hundred percent.

Billy Wynn has great knowledge of his job. He wants to do the right thing for his clients all the time. He listens to you when you speak and makes sure you are always happy.

Billy takes that personnel touch with his clients. You feel with his warm smile, friendly manner and good looks that you are in the very best of hands. Billy will meet with you morning, noon, or night in order to get his work done. He was easy to get along with as his warm and friendly manner were a plus to his selling abilities. He never put pressure on anyone. One always felt at ease and comfortable with him.

Billy Wynn is a terrific person. We would recommend him to sell their property without any hesitation. He spends so many hours in his organization of his papers and materials that he is always prepared and ready.

Sincerely,

Fred L. Williams
Wendy Williams

4310 Chauenga Blvd. #202
Toluca Lake, CA 91602

JACK NELSON SOLL, M.A., M.F.C.C.

Individual, Couple, and Group Psychotherapy

Lic #MFC24662

February 25, 1993

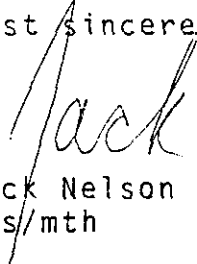
Mr William Jay Wynn
Fred Sands Realtors
14651 Ventura Blvd.
Sherman Oaks, Ca 91403

Dear Billy,

I want to take a moment to thank you and let you know just how very much Judi and I appreciate all of your diligent, conscientious, and professional work on our behalf in the selling of my condo. At a time and in a market not conducive to much activity, you were always enthusiastic, available, helpful, and creative in marketing the condo, even though we realize that in the scheme of things, ours may have been a "lower-end" unit.

Again, given the nature of the economy, there may not have been a whole heck of a lot that you could do to get my condo sold and, yet, you continued to work smart and work hard . . . and, for that, we thank you. I wouldn't for a moment hesitate to refer friends or family to you and to your fine Staff at Sands. Should we again enter the real estate market, as a buyer or a seller, you are the only broker we would consider working with. Thank you so very much.

Most sincerely,


Jack Nelson Soll
jns/mth

cc: Leonard Pelton



Sartain & Associates

P.O. Box 2093 • Hayden Lake, Idaho 83835-2093
Phone/Fax (208) 762-3232

March 5, 1995

Billy Wynn
6930 Decelis Place, Suite 15
Van Nuys, CA 91406-4653

Dear Billy;

Please excuse this check delay and yes, my wife Margie and I are keeping your room clean. We want you to stay with us, however, for several nights, we are treating you and your family to a stay at our beautiful resort in Coeur d'Alene

Thanks again, Billy. You were so much help to me and you always went that extra mile for my benefit. You will never be forgotten. Please don't wait too long for your visit to see Idaho and the Sartain's.

Cordially,


Bill

Fred C. Sands

March 6, 1995

Billy Wynn
Fred Sands Realtors
Sherman Oaks East Sales Office

Dear Billy,

Congratulations, Billy, on being the Number One Producer in your office in 1994. This is truly a tremendous accomplishment.

I'm hosting a dinner party in your honor and in honor of your counterparts in our other offices. Denis Bolen will also be attending.

The party will be held at The Bistro Garden (not the Bistro restaurant) on Wednesday, March 29, 1995 and will begin at 6:30 p.m. The Bistro Garden is located at 176 N. Canon Drive in Beverly Hills.

Please RSVP to Michelle Ficarra at (310) 820-6811.

Warmest personal regards,

Fred

Fred Sands

cc: Denis Bolen

Dress: Black Tie Optional

11611 San Vicente Boulevard, 9th Floor • Los Angeles, CA 90049 • (310) 820-6811

01/18/96 THE 11:00 PM CS MANAGERS 002

EILEEN O'REILLY
3592 Woodcliff Road
Sherman Oaks, CA 91403
(Business 310/607-0003)

January 18, 1996

VIA FACSIMILE (818/789-0400)
AND FIRST CLASS MAIL

Denis Bolen, Manager
FRED SANDS
14601 Ventura Blvd
Sherman Oaks, CA 91403

Re: **3592 Woodcliff Road**
Sherman Oaks, CA

Dear Mr. Bolen:

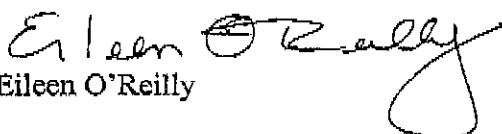
I am writing to advise you of an outstanding, courteous, helpful and hardworking broker in your office -- Billy Wynn.

My fiancé, Rolf Hansen, and I recently purchased the above-referenced residence. Billy Wynn of your office was the listing broker. Our broker was Steven Walker of Jon Douglas. Rolf is a first-time buyer and, as such, was unaware of all the "ins and outs" of home buying. Rolf is self-employed and with little free time to give attention to the details required in purchasing a new home -- this is where I came in. Within the past two - three weeks, I have spoken to Mr. Wynn on a daily basis. Mr. Wynn returned my calls promptly and always made me feel my questions, problems, etc., were never an imposition (which, on many occasions I'm sure they were!) Recently, Mr. Wynn called me at home at 9:45 p.m. just to update us and follow-up on outstanding issues. The reason I bring this particular incident up is because most people would have waited to call me, but not this broker!!

I will highly recommend Mr. Wynn to anyone I know looking to buy a home in the San Fernando Valley.

With all the horror stories I have heard about brokers, I wanted you to know that Mr. Wynn made our buying experience a pleasure -- something we thought would never happen!

Very truly yours,


Eileen O'Reilly

Fred Sands

Fred Sands Realtors
Sherman Oaks East Sales Office
14601 Ventura Boulevard
Sherman Oaks, California 91403
(818) 905-8844
Fax No. (818) 789-0400

January 18, 1996

Ms. Eileen O'Reilly
3592 Woodcliff Road
Sherman Oaks, California 91403

Dear Ms. O'Reilly,

Thank you very much for writing to me about Billy Wynn. We are very proud of him - his tenacity and professionalism serve his clients well.

I have already written to Fred Sands about your commendation. Both Billy and Fred will be pleased that you took the time to write, especially so since you were technically on opposite sides in the transaction.

Sincerely,

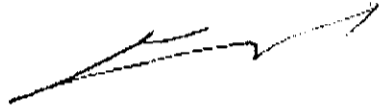
Denis Bolen
Vice President/Sales Manager
Regional Manager

cc: Fred Sands
Billy Wynn

we actually received their offer we were assured of this buyers ability. After the negotiations we entered into a two week escrow which closed on time due to Mina's and Billy's efforts to defuse the anticipation's of both sides and calm the stresses of the transaction.

We are very happy that our home is sold and our experience with all the Fred Sands agents was that they conducted themselves professionally and we would like to commend their services. Please extend our gratitude to them , we appreciate their hard work.

Sincerely,



Marius and Paula Simon

Fax
Marius and Paula Simon
80 Buckhorn Road,
Bell Canyon, CA 91307

Mr. Fred Sands
Fred Sands Realtors
11611 San Vicente Blvd.,
Los Angeles, CA 90049

November 14, 1996

Dear Mr. Sands:

We are writing to tell you about our favorable experience with your Company, and to comment on the fine services of a few of your agents.

Recently, we purchased our new home after searching for approximately nine months through our agent Mina Barin. During our search, Mina showed us houses in various areas until we found our new home which was also listed by Fred Sands.

She was very knowledgable and gave us information about the area so that we could make an intelligent choice. We also listed our house with Mina, hoping that we could sell our house fairly quickly. From the outset Mina actively marketed our house and gave it consistent exposure through news paper advertisement and open houses. During the first week we had a few buyers looking at our house through Fred Sands and other agents.

It was during this week that the buyer of our house came with their agent who was Billy Wynn also from Fred Sands. Billy was a true professional and when our agent followed up to find out about the buyers interest, he told us that they were interested but uncertain of what they will qualify for with lenders. Therefore, to avoid any disappointment they had decided to wait and go through the pre-approval process to be sure they can purchase the house. This was truly a great practice by Billy, as it gave us an opportunity to receive extra exposure to other buyers and yet we knew that Billy was keeping in touch with Mina.

Phone (303) 440-5522
Facsimile (303) 440-6366

Leonard G. Velick
1475 Lodge Lane
Boulder, Colorado 80303

October 6, 1997

William J. Wynn
6913 Rubio Ave.
Van Nuys, CA 91406

Re: Unqualified Recommendation

Dear Billy:

This letter is to thank you for your efforts in connection with the sale of Unit No. 301 at **14290 Dickens St., Sherman Oaks**, and for you to distribute to other unit owners who may be interested in selling their units.

To say that you did an outstanding job is clearly an understatement. In addition to (a) encouraging me to offer the unit for sale (when I had thought that no sale was possible for some time), and (b) producing a qualified purchaser, at a price higher than I had hoped for, before I even had time to sign the listing agreement, you also attended to numerous problems that required solution in a prompt efficient, and professional manner.

Before using you, I had checked on your references. The people I spoke to were very satisfied with your service, and now I can understand why. To engage a real estate person who works night and day to make sure that a successful closing occurs is rare. Most of them are only interested in "getting the listing". Once that is accomplished, they sit back and wait for the commission check to arrive. You, on the other hand, worked diligently from the time of our first phone call until the money showed up in my bank account.

I strongly recommend that any reader of this letter, who is considering a sale, take advantage of the opportunity to retain you. I am certain that they will not be sorry.

Good luck in the future. However, if you continue to perform as well for others as you did for us, you probably won't need luck.

Sincerely,



Leonard G. Velick
LGV/nt
dickens/billy02

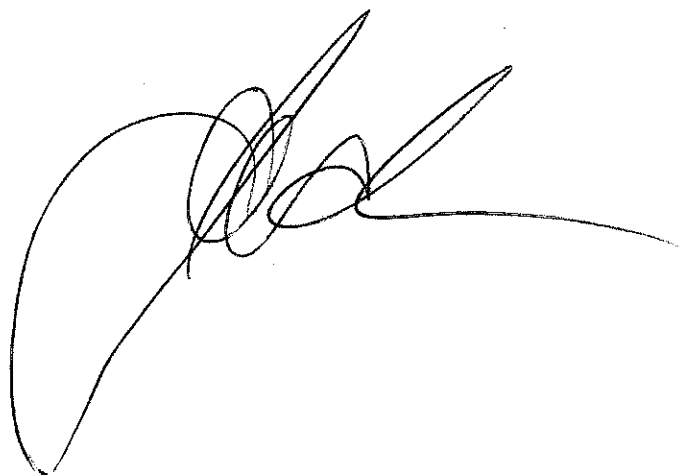
JACK NELSON SOLL, M.A., M.F.C.C.

Individual, Couple, and Group Psychotherapy
Lic #MFC24662

3/4/98

Dear Billy,
I cant even begin to thank you for
all that you've done... & apparently
the door remains open for a bit
longer because of the follow-up test
that will go over in a month or so
We'll talk.

Again, thanks so much for everything.
It's been an absolute pleasure working
with you!



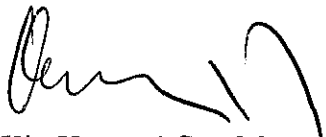
November 25, 2003

Billy Wynn
C/O Re/Max On The Boulevard
15937 Tobin Way
Sherman Oaks, CA 91403

Dear Billy,

It has been a few of months since you helped us sell our home on Lassen Street and purchase our new home on Sandringham Court. Our family has finally settled into this new home very comfortably. It is with gratitude and much appreciation to you and Re/Max On The Boulevard that both transactions were handled efficiently and with great expertise. We were kept informed throughout both transactions and were given suggestions and/or advice in reference to our counter offers, home inspections, contingencies, loan, etc... as appropriate. During the course of both escrows, there were issues presented to us by our buyers and sellers that kept us on pins and needles. However, you kept us focused and continuously negotiated in the best interest of us as sellers and buyers. Our anxiety was greatly reduced due to your dedication and concern for us, your clients. In our professional lives, we always appreciate when people that we rely on surprise and delight us. You, by your performance, definitely did this!!! We look forward to passing your name and Re/Max On The Boulevard to our friends and families. Again, thank you for all that you've done for our family to help us be in our new home today. Happy holidays and may you enjoy the warmth and happiness of togetherness with your loved ones.

Sincerely,



KimHoa and Guy Myers