

February 9, 1997

Mr. Brant Benun  
William Gregory Mortgage Inc.  
2501 Colorado Blvd.  
Suite 350  
Santa Monica, CA 90404

Dear Brant,

Your experience and knowledge guided us to the best home loan to meet our financial needs. I want you to know how pleased I was with your attention to the details during the re-financing of our home loan. All the required documents and informational needs were properly arranged so that the process proceeded very smoothly. Thank you and your staff for a job well done!

Sincerely,



Richard M. Shamban  
4632 Greenbush Ave.  
Sherman Oaks, CA 91423