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By U.S. Mail

Stephen Spears
Broker/Owner
Prudential California Realty
677 Portola Drive
San Francisco, CA 94127

Re: Recommendation of Andrew Herrera II

Dear Mr. Spears:

I am currently employed full time as a partner in Morrison & Foerster's litigation (trial) department and am the mother of three young boys. Recently, my husband and I placed our home in Forest Hill up for sale. Andrew Herrera was the agent we used to sell our home. I am writing to express my sincere thanks to you and your agency for employing someone of Andrew's caliber, and to Andrew himself for a job extremely well done.

My husband and I first met Andrew three years ago while visiting an open house in Forest Hill. Although I was dressed in an extremely sloppy manner at the time, and also was carrying a very cranky baby, Andrew took the time to speak with us, was extremely gracious, and answered all our questions in an honest and straightforward manner.

When my husband and I first started to think about selling our home — in February of 1999 — we were somewhat confused about when we should actually list the house because we were expecting our third child in a few months. We consulted Andrew who was very open, honest, and supportive of our eventual decision not to list the home until after the baby was born. This was very much appreciated because the housing market was very strong at that time, yet Andrew, unlike a number of other agents we consulted, did not pressure us in any way to try to sell.

We eventually did list our house with Andrew this April. The house sold for substantially more than the listing price after being on the market for less than 12 days.

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Stephen Spears

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Throughout the entire process, Andrew was gracious, honest, and always available to answer any questions we had.

Please know that both my husband and I have, and will continue to recommend Andrew highly and without reservation to anyone who is interested in selling or purchasing real estate. He is a true asset to your agency.

Please feel free to share this letter with anyone who is considering using Andrew as his or her agent. I guarantee that they will not be disappointed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Portia R.', written in a cursive style.

Portia R.

cc: Andrew Herrera II