

Date: Dec. 10, 2004

From: Leona Liu

To: Mr. Jason Huang

Dear Jason:

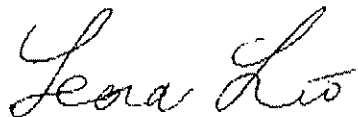
We are very lucky and happy to have you as our house sales agent. Not only you had sold our house fast, but also at very good price. Beyond our expectation, you sold our house located in Fremont within a week we left.

You helped us in very details in selling the house that's why we are really thankful and appreciated. We like it that you let us aware of all of the details. I think that your honest services and tactful marketing strategy are some of the reasons to attract your clients. You have saved us lots of time and money. Thank you.

We wish you have very successful and wonderful business now and in the future.

Sincerely Yours,

Leona Liu

A handwritten signature in cursive script that reads "Leona Liu". The signature is written in dark ink and is positioned below the typed name.