

**JOHN S. WAGNON
1 KELLY CIRCLE
GLENBROOK, NEVADA 89413**

March 19, 2006

Michael Nevis
Alain Pinel Realtors
1071 Blossom Hill Road
San Jose, CA 95123

Dear Mr. Nevis –

I just wanted to take a moment to tell you what an important role Jim Pojda played in the relocation of our mother from her home on Lost Oaks Drive to a condominium in Los Gatos. As you can imagine relocating an eighty-plus year-old from a home she has lived in for fifty years is no simple task. If it weren't for the hard work and personal care given by Jim throughout this process, I doubt we would have pulled it off ... certainly not with the same speed and security achieved through Jim's professional assistance and guidance.

Within less than ninety days, we went from our initial meeting with Jim, through securing a loan on the Lost Oaks property to cover the purchase of the new condominium, to buying the condominium, to selling the Lost Oaks home and paying off the loan. We paid less than market price for the condominium and sold her existing home for more than market price all due to the expert negotiating skills of Jim Pojda. We could not be happier with the results.

Our family cannot thank Jim enough for the special attention he gave our mother throughout this process. He is a true dedicated professional ... a rare find these days.

I don't do a lot of business in the Los Gatos area, but if I ever hear of anyone in that area looking for a Realtor, I will recommend Jim without hesitation. Because of Jim, this entire transaction was well executed with a high degree of peace-of-mind.

Thank you.

John Wagnon